



Republic of Uganda

Ministry of Agriculture, Animal Industry and Fisheries

AGRICULTURE CLUSTER DEVELOPMENT PROJECT

Resettlement Policy Framework (RPF)

Prepared By



Nelson & Associates

Environment Consultants

Hot Springs Restaurant Building
Plot 27 Clement Hill Road
P. O. Box 4066, Kampala, Uganda
Tel : +256-41-4382924
Mob: +256-77-2458903
E-mail: nelsonomagor@gmail.com

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Table of Contents

List of Figures.....	vii
ABBREVIATIONS AND ACRONYMS	viii
DEFINITIONS.....	ix
EXECUTIVE SUMMARY	xi
1 INTRODUCTION	1
1.1 Background.....	1
1.2 Agriculture Cluster Development Project Description	2
1.3 Project Development Objective	3
1.4 Project components.....	3
1.5 ACDP Project Areas	7
Core Beneficiaries.....	9
2 PREPARATION OF THE RESETTLEMENT POLICY FRAMEWORK	11
2.1 Rationale of the RPF.....	11
2.2 Objectives of the Resettlement Policy Framework.....	12
2.3 Scope of RPF	12
2.4 RPF Methodology and Approach	12
Desk Review	13
Key Informant Interviews	13
Open Group Discussion	13
Observations	14
3 Social-Economic Assessment of the ACDP Area.....	16
3.1 Social Economic Over view of the Project Districts.....	16
3.2 Population Dynamics	18
3.3 Ethnic Groups	20
3.4 Terrestrial Resources and relation to the project.....	21
3.5 Aquatic Resources	24
Ownership of wetlands in Uganda	24
3.6 Cross-Sectoral Resources.....	26
3.7 Human settlements, housing and urbanization.....	28
3.8 Poverty	29
3.9 Health.....	29
3.10 Cultural heritage.....	30

3.11	Road infrastructure in Uganda	30
3.12	Irrigation Agriculture in Uganda.....	32
3.13	Gender Issues in the Agriculture Sector in Uganda	34
3.14	Efforts undertaken by MAAIF to Engender Agriculture Sector	36
4	STAKEHOLDER CONSULTATIONS AND ENGAGEMENT ON THE ACDP PROJECT	40
	Objectives of the stakeholder consultations.....	40
4.1	Partinent Issues that came out of the stakeholder consultations.	40
4.2	Capacity To Implement Land Acquisition Issues for ACDP.....	42
4.3	Recommendations.....	42
4.4	POTENTIAL RESETTLEMENT IMPACTS AND MITIGATIONS.....	45
	Potential ACDP Program Benefits.....	45
	Access Roads	45
	Positive Impacts of Irrigation infrastructures.....	46
	Value addition.....	46
5	LEGAL, POLICY AND INSTITUTION FRAMEWORK.....	54
5.1	Ugandan Laws	54
	The Uganda Constitution (1995).....	54
	The Land Act, Cap 227 (1998)	54
	Land Acquisition Act (1965)	55
	The Land Act 1998	56
	The Land Regulations, 2004	56
	The Land (Amendment) Act 2010.....	57
	Land Acquisition Act (1965)	57
	The Local Government Act (1997).....	57
5.2	Policy Framework.....	58
	The Uganda National Land Policy 2013.....	58
	A National Irrigation Master Plan for Uganda (2010-2035).....	59
	The National Gender Policy, 1997.....	60
	The National HIV/AIDS Policy, 2004.....	60
5.3	World Bank Policies	60
	Procedures for Resettlement According to the World Bank OP 4.12.....	60
	Comparison between Land Law in Uganda and World Bank OP 4.12.....	61

6	INSTITUTIONAL CAPACITY ASSESSMENT FOR IMPLEMENTATION OF THE PREPARED ACDP RPF AND RAPS	67
6.1	Roles and responsibilities of Key Players.....	67
6.2	CAPACITY NEEDS ASSESSMENT FOR IMPLEMENTATION OF THE PREPARED ACDP RPF AND RAPS.....	70
	Ministry of Agriculture, Animal Industry and Fisheries.....	70
	Role of Office of Chief Government Valuer	70
	Ministry of Gender, Labour and Social Development.....	70
	National Agricultural Advisory Services.....	70
	Ministry of Works and Transport.....	70
	Local Government Administration Structures	71
	The Role of the Contractors.....	71
	World Bank.....	72
6.3	Institutional Strengthening recommendations.....	72
7	LAND ASSET CLASSIFICATION, VALUATION AND COMPENSATION.....	73
	Valuation for State Owned Land	73
	Valuation for Customary Land	74
	Compensation for Land.....	74
	Determination of Crop Compensation Rates	74
	Dispute Resolution and Grievance Mechanism.....	75
8	LAND ADMINISTRATION AND CATEGORIES OF AFFECTED PERSONS.....	76
8.1	Jurisdiction of the Framework	76
8.2	Land Acquisitions, Title, Transfer and Term of Ownership.....	76
8.3	Land Acquisition Mechanism for ACDP.....	76
	Voluntary Land Contribution with Compensation.....	77
	Involuntary Acquisition of Land.....	77
8.4	Categories of Project Affected People (PAPs).....	77
	Affected Households.....	77
	Vulnerable Households.....	78
	Elderly.....	78
	Voluntary Land Contributors	78
	Women.....	78
	Children and Child-headed Households	79

Customary Land Users without a Formal Title.....	79
9 SUBPROJECT SCREENING, LAND ACQUISITION AND RESETTLEMENT	80
9.1 Project Screening	80
9.2 Preparation of Resettlement Action Plans.....	80
Abbreviated Resettlement Action Plan (ARAP).....	Error! Bookmark not defined.
10 STAKEHOLDER CONSULTATION AND DISCLOSURE PLAN	83
10.1 Key Issues	83
10.2 Consultation Phases	83
Data collecting phase	83
Implementation phase	84
Community involvement and sensitization.....	84
Monitoring and evaluation phase.....	84
Notification Procedure	84
Documentation.....	85
Contract Agreement	85
11 ELIGIBILITY CRITERIA AND DISPLACEMENT PROCEDURES	87
11.1 World Bank Criteria for Determining Eligibility for Compensation	87
11.2 Consideration under the Project.....	87
11.3 Cut-off date	88
11.4 Eligibility Criteria for Compensation	88
11.5 Women, Children and other Vulnerable Groups.....	92
11.6 Displacement of People	93
12 ENTITLEMENTS AND VALUATION METHODS	94
12.1 Extent of Compensation by Law.....	94
12.2 Specific Compensation Components	94
12.3 Key Valuation Methods	95
13 PROCEDURE FOR DELIVERY OF COMPENSATION.....	97
13.1 Consultation and Public Participation.....	97
13.2 Notification of Land Resource Holders	97
13.3 Documentation of Holdings and Assets.....	97
13.4 Procedures for Payment of Compensation.....	97
13.5 Role of Office of Chief Government Valuer.....	98

14	MANAGEMENT AND MONITORING OF RPF IMPLEMENTATION.....	99
14.1	Setup of Resettlement Management Teams.....	99
14.2	Implementation of the RAP on the Ground.....	99
15	GRIEVANCE MECHANISM.....	101
15.1	Community Expectations When Grievances Arise.....	101
	Procedures and Time Frames.....	101
	Grievance Prevention.....	101
15.2	Anticipated Grievances in ACDP.....	102
	Mechanism under ACDP.....	102
15.3	Steps of the grievance process are described below.....	103
	Step 1: Receipt of complaint.....	103
	Step 2: Determination of corrective action.....	104
	Step 3: Meeting with the complainant.....	104
	Step 4: Implementation of corrective action.....	104
	Step 5: Verification of corrective action.....	104
	Step 6: Action by local leaders and project contractors.....	105
	Step 7: Action by Grievance Committee.....	105
16	MONITORING of The RPF.....	106
16.1	Purpose.....	106
16.2	Objectives and Scope.....	106
16.3	Overall Mechanism.....	106
16.4	Required Information.....	107
16.5	Internal Monitoring and Evaluation.....	108
16.6	External Monitoring and Evaluation.....	108
16.7	Monitoring and Evaluation Indicators.....	108
16.8	Indicators.....	109
	Indicators to determine status of affected people.....	109
	Monitoring Tools.....	109
	Audit.....	110
	Reporting.....	110
	Annual Reviews.....	110
	Disclosure.....	110

17	RPF BUDGET AND FUNDING.....	111
17.1	Budget to Implement RPF.....	111
17.2	Estimates and Funding Sources	111
18	SECTION 3:LIST OF ANNEXES	113
	ANNEX 1: World Bank Resettlement Policy Framework (RPF).....	113
	ANNEX 2: ANNOTATED OUTLINE FOR PREPARING A RESETTLEMENT ACTION PLAN (RAP)	114
	ANNEX 3: SAMPLE GRIEVANCE AND RESOLUTION FORM.....	118
	ANNEX 4: GRIEVANCE CLOSE OUT FORM	119
	ANNEX 5: SAMPLE TABLE OF CONTENTS FOR CONSULTATION REPORTS	120
	ANNEX 6: RELEVANT LOCAL LEGISLATION AND GUIDELINES.....	121
	Annex 7: Details of the Discussions and Key Issues Raised during stakeholder Consultations.....	125

List of Tables

Table 1: Detailed Project Cluster and Priority Commodities.....	7
Table 2: Itinerary of Stakeholder Consultations	13
Table 3: Population of Uganda per Region.....	19
Table 4: Pontential Negative Impacts	49
Table 5: Comparisons of Ugandan Laws and the World Bank Policies on Resettlement and Compensation.	62
Table 6: Eligibility Criteria.....	89
Table 7:Entitlement and Compensation Matrix	89
Table 8: Role of a Grievance Officer.....	103
Table 9: Types of Verifiable Indicators	109
Table 11: Example of a Resettlement Budget.....	111

List of Figures

Figure 1: Map Showing Project Areas by Cluster	9
Figure 2: ACDP to Modernize Irrigation Canals	10
Figure 3: Stakeholder Consultations.....	15
Figure 4: Major Tribes of Uganda	20
Figure 5: Conflict of Resource Use- a major of conflicts among communities.....	23
Figure 6: Indiscriminate Use of Wetlands	25
Figure 7: Other Uses of Water at the Rice Scheme	26
Figure 8: Potential Tourist Attraction Site	28
Figure 9: Some of the Access Roads to be Rehabilitated	32
Figure 10: Benefits of Irrigation Agriculture.....	33
Figure 11: Gender Issues in Rice growing areas (Child Labour).....	37

ABBREVIATIONS AND ACRONYMS

ACDP- Agriculture Cluster Development Project
ACEs- Area Cooperative Enterprises
ARAP- Abbreviated Resettlement Action Plan
ATAAS- Agribusiness Advisory Services
BCU- Bugisu Cooperative Union
CAADP- Comprehensive Africa Agriculture Development Program
CAIIP-Community Agriculture Infrastructure Improvement Project
CAO- Chief Administration Officer
CGV- Chief Government Valuer
COMESA- Common Market for Eastern and Southern Africa
CSO-Civil Society organizations
DPs- Displaced Persons
DSIP- Agriculture Sector Development Strategy and Investment Plan
EAC- East African Community
EIA- Environmental Impact Assessment
FAO- Food Agriculture Organisation
GIS-Geographic Information Systems
GO -Grievance Officer
GRC- Grievance Redress Committee
HQ-Headquarters
MAAIF- Ministry of Agriculture, Animal Industry and Fisheries
MDGs- Millennium Development Goals
MoLG- Ministry of Local Government
MWE- Ministry of water and Environment
NAADS- National Agricultural Advisory Services
NARO- National Agricultural Research Organization
NDP- Uganda's National Development Plan
NEMA- National Environmental Management Agency
NPCU- National Project Coordination Unit
NSCS- National Seed Certification Service
PAPs- Project affect Persons
PCS- Primary Cooperative Societies
PDO- Project Development Objective
PDO- Project Development Objective
PEAP- Poverty Eradication Action Plan
PLC- Parish Land Committee
PSC- Project Steering Committee
RAP- Resettlement Action Plan
RPF- Resettlement Policy Framework
RPOs- Rural Producer Organisations
SACCO-Savings & Credit Cooperative Organizations
UCCFS- Uganda Central Co-operative Financial Services Ltd
UCDA- Uganda Coffee Development Authority
USTA- Uganda Seed Trader Association
WB- World Bank
WMDP- Watershed Management and Development Project
WUAs- Water Users Associations

DEFINITIONS

Unless the context dictates otherwise, the following terms will have the following meanings:

“Census” means a field survey carried out to identify and determine the number of ACDP program Affected Persons (PAP) or Displaced Persons (DPs) as a result of land acquisition and related impacts. The census provides the basic information necessary for determining eligibility for compensation, resettlement and other measures emanating from consultations with affected communities and the local government institutions (LGIs).

ACDP program Affected Person(s) (PAPs) are persons affected by land and other assets loss as a result of ACDP activities. These person(s) are affected because they may lose, be denied, or be restricted access to economic assets; lose shelter, income sources, or means of livelihood. These persons are affected whether or not they will move to another location.

ACDP commodity cluster will be a contiguous area, the size of a district or bigger, where there is already a concentration of value chain actors (producers, traders, processors, service providers, etc.) with considerable experience in the commodity, as well as requisite infrastructure combining to provide opportunities for the best possible return on extra investments in the commodity value chain. A cluster is therefore a concentration of producers, agribusinesses, and institutions, usually in the same sector, and addressing common challenges and opportunities. Agricultural clusters promote vertical linkages (inputs and raw materials); horizontal linkages (marketing and consortia); support relationships; and enhance access to market information.

“Compensation” means the payment in kind, cash or other assets given in exchange for the acquisition of land including fixed assets thereon as well as other impacts resulting from ACDP program activities.

“Cut-off date” is the date of commencement of the census of PAPs or DPs within the ACDP program area boundaries. This is the date on and beyond which any person whose land is occupied for ACDP program ACDP will not be eligible for compensation.

“Displaced Persons” mean persons who, for reasons due to involuntary acquisition or voluntary contribution of their land and other assets under the ACDP program, will suffer direct economic and or social adverse impacts, regardless of whether or not the said Displaced Persons are physically relocated. These people may have their: standard of living adversely affected, whether or not the Displaced Person will move to another location ; lose right, title, interest in any houses, land (including premises, agricultural and grazing land) or any other fixed or movable assets acquired or possessed, lose access to productive assets or any means of livelihood.

“Involuntary Displacement” means the involuntary acquisition of land resulting indirect or indirect economic and social impacts caused by: Loss of benefits from use of such land; relocation or loss of shelter; loss of assets or access to assets; or loss of income sources or means of livelihood, whether or not the Displaced Persons has moved to another location; or not.

”Involuntary Land Acquisition” is the repossession of land by government or other government agencies for compensation, for the purposes of a public ACDP program against the will of the landowner. The landowner may be left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested customary rights.

“**Land**” refers to agricultural and/or non-agricultural land and any structures there on whether temporary or permanent and which may be required for the ACDP program.

”**Land acquisition**” means the repossession of or alienation of land, buildings or other assets thereon for purposes of the ACDP program.

”**Rehabilitation Assistance**” means the provision of development assistance in addition to compensation such as land preparation, credit facilities, training, or job opportunities, needed to enable ACDP program Affected Persons and Displaced Persons to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-ACDP program levels.

”**Resettlement and Compensation Plan**”, also known as a “**Resettlement Action Plan(RAP)**” or “**Resettlement Plan**” - is a resettlement instrument (document) to be prepared when program locations are identified. In such cases, land acquisition 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. RAPs are prepared by the party impacting on the people and their livelihoods. RAPs contain specific and legal binding requirements to resettle and compensate the affected party before implementation of the ACDP program activities.

”**Replacement cost**” means replacement of assets with an amount sufficient to cover full cost of lost assets and related transaction costs. The cost is to be based on **Market rate(commercial rate)** according to Ugandan law for sale of land or property. In terms of land, this may be categorized as follows; (a) “Replacement cost for agricultural land” means the pre-ACDP program or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the costs of: (b) preparing the land to levels similar to those of the affected land; and (c) any registration and transfer taxes.

”**Replacement cost for houses and other structures**” means the prevailing cost of replacing affected structures, in an area and of the quality similar to or better than that of the affected structures. Such costs will include: (a) transporting building materials to the construction site; (b) any labor and contractors’ fees; and (c) any registration costs.

”**Resettlement Assistance**” means the measures to ensure that ACDP program Affected Persons and Displaced Persons who may require to be physically relocated are provided with assistance during relocation, such as moving allowances, residential housing or rentals whichever is feasible and as required, for ease of resettlement.

”**The Resettlement Policy Framework (RPF)**’ has been prepared as an instrument to be used throughout the ACDP Program implementation. The RPF will be disclosed to set out the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the program. The **Resettlement Action Plans (“RAPs”)** for the ACDP Program will be prepared in conformity with the provisions of this RPF.

EXECUTIVE SUMMARY

Background

The World Bank is to support Ministry of Agriculture, Animal Industry and Fisheries (MAAIF) to implement Agriculture Cluster Development Project (ACDP) whose main Project Objective raise productivity, production, and commercialization of selected agricultural commodities in specified clusters of districts across the country. This will raise farm and agribusiness incomes while substantially lowering transactions costs in markets for agricultural commodities. Special attention will be given to raising productivity and marketed production on small-scale farming operations in the project clusters. Special attention will also be given to proactively to ensure inclusion within project activities of farming households (and agribusiness firms) in which women and youth play a prominent role in the management of the farm (and/or agribusiness) enterprise. Five focus commodities (maize, beans, rice, cassava and coffee) have been selected according to the priorities articulated in the operationalization framework for the non-ATAAS components of the Development Strategy and Investment Plan (DSIP). The activities and investments to be supported under the proposed project are organized into four components.

Component 1: Agricultural Inputs (seeds, planting materials & fertilizers and pesticides) (US\$ 65 million).

Component 2: Agriculture Water Management (US\$ 36 million).

Component 3: Post-harvest handling, Storage, Value addition and Market linkages (US\$ 34 Million)

Component 4: Project Management and Regulations (US\$ 15 million)

Component 1 will support activities related to expanding access to and use of key agricultural inputs. Component 2 will support the rehabilitation and expansion of existing small irrigation schemes for rice, assist formation of water user groups and look at water management and conservation. Component 3 will support activities and investments to improve post-harvest handling of the selected commodities and to improve the efficiency of output markets for these commodities and would also support measures to eliminate bottlenecks and trouble spots in rural access roads and market places. Component 4 would support capacity building and operations of the key institutional actors (particularly MAAIF, District governments, farmer organizations, and cluster committees). Component 4 will also support activities to develop, improve, and implement policies and regulatory frameworks for the production and marketing of the 5 selected commodities.

Purpose and Scope of RPF

The RPF has been developed because the project will support a range of sub-components, in component 2 and 3, some of which may require some land acquisition which could potentially lead to involuntary resettlement and/or restrictions to of access to resources or livelihoods. The project may involve acquisition of strips of land required for expansion of irrigation canals and small size water reservoirs and infrastructure under Component 2, Rehabilitation of access roads and improvement or establishment of irrigation schemes may lead to some degree of land use restriction or encroachment as most of these may be placed in areas accessible by communities. In addition, Component 3 (Post-harvest handling, storage, value addition and market linkages) may lead to some degree of land take or restriction of access to sources of livelihood and resources.

Hence, the RPF will be used to screen all interventions for their potential land acquisition impacts and streamline all the necessary procedures to follow in mitigating and minimizing involuntary resettlement associated with the proposed investments in known areas at project preparation and unknown areas and subprojects that may be identified during implementation. During implementation of project activities, when required, appropriate **Resettlement Action Plans (RAPs)** will be developed to address specific impacts, proposed mitigation measures, and compensation issues.

Objectives of the Resettlement Policy Framework

The objectives of the Resettlement Policy Framework (RPF) are to:

1. Establish the resettlement and compensation principles and implementation arrangements for ACDP;
2. Describe the legal and institutional framework underlying Ugandan approaches for compensation, resettlement and rehabilitation;
3. Define the eligibility criteria for identification of Project Affected Persons (PAPs) and entitlements;
4. Describe the consultation procedures and participatory approaches involving PAPs and other key stakeholders;
5. Provision of procedures for filing grievances and resolving disputes; and
6. Development of an outline for preparation of Resettlement Action Plans

Methodology for RPF Preparation

In preparation of the RPF, qualitative methods of data collection were mainly employed to generate the required information. In all the approaches, the methods assessed awareness/knowledge of the land acquisition processes and current land acquisition challenges, institutional capacities to handle land acquisition, suggestions and recommendations were sought. This guided the framework on appropriate recommendations in the preparation of RAPs and other social guidelines. Data was drawn from three broad data sources namely *records, self-reports, stakeholders* and *observations*.

Key Informant Interviews

Interviews were also conducted with ACDP project District Officials (Chief Administrative Officers, District Agricultural Officers, Production Department, District Environment Officers, Community Development Officers, NAADS Officers, District Engineers, Lands Officers and District Physical Planners, Extension Workers) of Iganga, Bugiri, Namutamba, Pallisa, Butaleja, Kiryandongo, Lira, Ntungamo and Kabale District Local Governments where the ACDPs will be implemented. In addition interviews were also held with officials from; MAAIF, MWE, NAADS, NARO, NEMA, BCU and UCDA. plus the selected Rice schemes like Lwoba Rice scheme, Bwiryra Irrigation Farm, Itek-Okile Rice Scheme.

Legal Framework

There are a number of national and local legal frameworks that regulate land relations in Uganda. These frameworks define land rights, ownership, procedures and requirements of transfer and acquisition of land between individuals and groups. They also provide procedures for the acquisition of land by the state or a public body for public projects. Among the most important legal instruments in this regard are the Constitution of Uganda (1995), the Land Act (1998), the National Land Policy 2011, the Local Government Act (1992), and the Land Acquisition Act (1965).

The World Bank's safeguard policy on involuntary resettlement, OP 4.12 is to be complied with where involuntary resettlement, impacts on livelihoods, acquisition of land or restrictions to access to natural

resources, may take place as a result of the project. In comparison to Ugandan law that defines rights to land ownership and ownership of property *per se*, the World Bank policy on Involuntary Resettlement goes further to highlight the important relationship between property rights, human settlement and the need to maintain and sustain people's source of livelihood. It compliments existing law in Uganda related to property rights and land ownership by recognizing the socio-economic value this presents to persons affected. Given that the World Bank's safeguard policy on involuntary resettlement OP 4.12, presents higher standards in comparison to Ugandan law, the OP 4.12 will be followed in this policy framework, since that procedure also satisfies the requirements of the lesser standard.

Potential Project Impacts and Mitigations

The project intends to expand and improve the irrigation facilities and to keep protection protection zones of the rivers affected, which will attract expropriation and possible distribution of the farmland as will be defined through consultantion.

Potential Impacts

The ACDP project activities which will include; expansion and development of selected gravity irrigation schemes in lowlands totaling to 6,000 ha in ten district, expansion of existing irrigation schemes of Mubuku, Bwiryra and Lwoba sections of Doho Irrigation scheme, rehabilitation and improvements of access roads and rehabilitation and/or construction of storage facilities/structures. These subprojects activities are likely to have two categories of effects. Permanent effects will result in a loss of use of property, vegetation and land by the affected persons. This is likely to occur where permanent installations such as, warehouse/stores, dams facilities are established. Temporal effects will result into an interruption in the current use of property or land by the affected person as a result of the sub project activities. This is likely to occur during rehabilitation of existing infrastructure especially road access, water points, etc.

However, during stakeholder consultations it was reported that communities are likely to appreciate the services and may donate the required land, nevertheless this does not eliminate that fact people will be displaced and land use changed especially in unforeseen situations where additional land will be required during expansions. Therefore, displacement of people within the project areas is expected although it is not possible to estimate the number of people that are likely to be affected whatsoever but complete movement of people to new sites is not anticipated.

Mitigations

Provisions are made under this RFP to minimize all such impacts including those of socio- economic significance and on environmentally sensitive sites. Provisions are also made in this RFP to accommodate all potential situations, including cases that entail actual displacement and livelihood restoration assistance in accordance with the World Bank Policy on Involuntary Resettlement, OP 4.12. The potential social impacts to be addressed within the context of preparing this Resettlement Framework have been identified. It is expected though that site specific social assessment studies will be carried out within specific localities, as and when required. The framework for the compensation/ resettlement will then be applied incorporating specific (1) institutional arrangements, (2) resettlement/compensation eligibility criteria, (3) implementation procedures, (4) financial responsibilities, and (5) monitoring and evaluation plan.

Project Screening and RAP Preparation

Subprojects Screening

Sub-projects might have a social impact on the community. Potential socio-economic impacts that will require mitigation measures, resettlement and compensation will have to be identified. The subprojects will be screened to know whether involuntary resettlement, land acquisition, or loss, denial or restriction of access to land and other economic resources will be caused by the implementation of the sub-project or whether the sub-project result in the permanent or temporary loss of crops, fruits and household infrastructures such as granaries, outside toilets, kitchens, and other structures.

Preparation of RAPs

The RPF will guide the subproject specific Resettlement Action Plans (RAPs), which will be drafted by MAAIF in consultation with other parties responsible for resettlement. The RAPs will define the actions to be taken to properly resettle and compensate affected people and communities as will be identified.

Stakeholder Consultation and Participation

Public consultations in relation to the RAP will occur at all stages, starting with inception and planning when the potential lands and alternative sites are being considered. A participatory approach is to be adopted as an on-going strategy throughout the entire project cycle starting with the RAP preparation.

As part of the preparation of this RPF several stakeholders were consulted to obtain an informed view of the land acquisition processes and current land acquisition challenges, institutional capacities to handle land acquisition in their respective districts, and to solicit their suggestions and recommendations on how to handle land acquisition issues that may arise during the implementation of the ACDP project. Below are some of the pertinent issues that come out of the stakeholder consultations;

Appreciation of Stakeholder consultations process: All stakeholders especially the District Officials welcome the project and were very appreciative to MAAIF for having involved them in the project process right from the beginning. They reported that they have high calibre staff with enough experience to handle the project.

Land acquisition issues: District officials appreciate and understand all the legalization that involves land acquisition for government projects however there is a general concern that Government does not provide funds for compensation when it come to project like community access roads. District are thus forced to convince the communities to accept the project without compensation. In the event that communities willingly/voluntarily offer land for the ACDP, MAAIF should document the entire process and the documents put under the custodian of the District Land Commission for transparency and future references. However, this is discouraged.

Compensation: Compensation rates are determined by the technical team which includes; Agricultural Officer, Commercial Officer, District Valuer, Entomologist, Production Officer, Veterinary Officer, Physical Planner and the District Surveyor. Involving communities right from the planning where communities participate in identifying the activities to trigger land take helps in averting issues to do with land acquisition.

Conflict management: The biggest compensation challenge is lack of funds by the districts to pay people. Therefore, the districts depend on mutual understanding with the communities since they are the beneficiaries of the road projects. The district prefers to continue using community power to settle land conflicts but to greater extent the official arbitrator of law (Courts of Law) are used. Those in organised rice schemes use the management body to sort out their conflicts. In addition, Farmers reported that they have witnessed so many conflicts initiated by politicians who mis-advise communities for their own gains. The implementation of the ACDP project should not be targeted to any politician. These challenges will be addressed at implementation by undertaking a thorough site specific land study and social

assessment to establish the actual situations and the mitigations build in the RAPs including grievance handling mechanisms.

Community Access Roads: Existing roads already have reserves 10-15 meters from the centre of the road, it is important to sensitize the communities because they usually cultivate up to the road. Give them information in advance, warn them before planting, if already planted give them 6 months to harvest their food. The farmers in the rice schemes are very grateful for the access roads as they have to carry the harvested rice for a long distance on their backs due to lack of access roads.

Construction of Warehouses and Stores at Sub-county HQ: This project is welcome and all sub-counties have land for construction of warehouses and stores especially the original sub-counties; the new ones can also budget and purchase land for construction of warehouses and stores. Therefore, land take from communities for this purpose is not envisaged. They advised that MAAIF should consider utilizing the former cooperative union structures these are existing everywhere in Uganda.

Capacity To Implement Land Acquisition Issues for ACDP: At district level, staff to handle land acquisitions issues are available which include; the Physical Planning Department, the Lands Officers, Agricultural Officer, Commercial Officer, District Valuer, Entomologist, Production Officer, Veterinary Officer, Community Based Services and the District Surveyor. These staff lack transport facilitation to perform their duties. However, every project comes with its needs so there should be general ACDP project implementation training to all district staff. Particular attention should be given to:

- GIS to know the location of the roads for planning;
- Refresher training in contractor management, database, accounts workers handling payroll management, on maintenance aspects especially with roads gangs, leaders on how to manage workers all including district, sub-counties and workers;
- Train people on how to make culverts;
- District training on how to manage force accounts because staff still have a hangover of contracting;
- Training in Management of Land Acquisition Resettlement and Rehabilitation;
- Conflict resolution management and
- Training in Monitoring and Evaluation of the ACDP

Recommendations

1. ACDP should **strengthen decentralization** by building capacity of districts especially the District Production Units which will be responsible for implementation at lower levels. This can be done by initiating project implementation at the districts by carrying out all procurement activities at district level other having it done mainly at MAAIF. In addition the districts should also be encouraged to develop the capacity of the service providers as enhances project ownership by all stakeholders. This usually keeps the district officials in the dark of the project implementation processes. For example; CAIP was not decentralized because the project created their own parallel staff who undermined district staff; this caused a lot of friction.
2. **Roads that cross districts** should be considered for extension and completion across the neighboring districts so as to have a complete road to improve cross-district trade and access. Districts should be encouraged to adopt integrated planning.
3. **ACDP should consider bridges too** not like CAIP which made roads without working of bridges where you find two opposite well done roads but communities cross using boats. For example Aleles bridge which divides Pallisa and Ngoga Districts, Otut bridge at Apopong and

Chelekura sub-counties in Pallisa are impassable. However, there are many other bridges in similar situations in proposed areas of operation that would require improvement to ease of access across and within districts of operation. .

4. On issues of land acquisition and compensation, District authorities consulted requested that; **Community Based Services Department should be empowered to sensitize and mobilize the communities to accept projects** without much expectation of compensation because district budgets are merger and cannot afford to compensate people. This has previously been done successfully in other projects. However, it should be noted that ACDP is a Bank-financed project which requires compliance to the World Bank land acquisition policies including compensation of the affected persons. Therefore, Districts should be empowered and details of this RFP disclosed to them to appreciate land acquisition and compensation procedures as per the World Bank regulations (OP 4.12) as is guided by this RPF.
5. **ACDP project should consider supporting by strengthening (including financing) of already existing Cooperative Unions or societies such as Bugisu Cooperative Union (BCU), Bukedi Cooperative Union, Masaka Cooperative Union, Teso Cooperative Union etc.** with its associated Growers Cooperative societies instead of starting new ones. In the Busoga Region, **Busoga Cooperative Society**, used to have stores in every parish, these just need renovation and rejuvenating the systems and management. These already have the buildings and will only need modern machinery for value addition, equipment to use in the stores, expansion and modernization of warehouses etc.
6. Expansion of the market by **sensitizing farmers to be a market of their own product** after value addition; for example, most coffee farmers have never taken coffee due to lack of processing equipment. *“Farmers are yearning to taste their coffee beverage” (Busamaga Growers Cooperative Society – Manager)*
7. **Encourage farmers to also use organic manure rather than artificial fertilizers** which may have side effects especially with low knowledge of the village farmers.
8. The Ministry of Agriculture, Animal Resources and Fisheries through ACDP should work closely with other Government ministries and agencies such as Ministry of Energy and Mineral Development (Rural Electrification Agency), Ministry of Water and Environment to provide Water for Production to contribute to the functionality of value addition chain.
9. Given the complexity of issues around the land ownership, use and management in the already existing irrigation schemes, which have been proposed for improvement and expansion, and the planned activities in the post-conflict region of Northern Uganda, it is recommended that that a **Land study and a Social Assessment be undertaken**. The studies will be undertaken parallel to the pre-feasibility studies once the project becomes effective in the first year and will provide the much needed input for the preparation of the RAPs, which also include practical grievance redress mechanisms in the respective sub-projects

Roles and Responsibilities

The implementation activities will be under the overall guidance of the PCU with support from line ministries and lead agencies. The District Local Governments will be heavily involved in all resettlement, relocation and compensation efforts for subprojects where resettlement is indicated.

No.	Institution	Responsibility
1.0	Ministry Agriculture Animal Industry and Fisheries	<ul style="list-style-type: none"> Overall supervision of the RPF and Resettlement/Compensation Plan. To provide funds for compensation payment. Trigger the process through inventory of affected persons and assets and implement planning close consultation with Consultant. Mainstream gender and conflicts assessment in the ACDP implementation in close collaboration with Ministry of Gender, Labour and Social Development
2.0	Ministry of Lands Housing and Urban Development	<ul style="list-style-type: none"> To carryout and support district annual property assessment; the valuation and compensation payment process (through Chief Government Valuer); and reporting for the affected persons
3.0	Ministry of Works and Transport	<ul style="list-style-type: none"> To liaise with relevant parties for valuation of damages of assets of affected persons and support as appropriate on the technical proposed roads and bridges construction with ACDP project areas
4.0	Ministry of Gender, Labour and Social Development	<ul style="list-style-type: none"> To oversee gender related issues to ensure that vulnerable women, former IDPs, the poor and elderly are compensated equally.
5.0	Ministry of Water and Environment	<ul style="list-style-type: none"> Document water resources in the area where the affected might be relocated to and give guidance on management of water resources.
6.0	National Environmental Management Authority	<ul style="list-style-type: none"> Review, monitor and guide MAAIF on Social & Environmental Impact Assessments.
	Ministry of Energy and Mineral Development	<ul style="list-style-type: none"> To enhance rural electrification through its Agency REA that is responsible of extending power to rural areas because it is very vital for completion of the value addition chain which is one the main objectives of the ACDP.
7.0	Project Coordination Unit	<ul style="list-style-type: none"> To liaise with MAAIF, Districts and Grievance handling teams in ensuring peaceful implementation of the process including handling any grievances.
9.	Chief Government Valuer	<ul style="list-style-type: none"> Support annual property rates reviews by District Land Boards Review and approve the RAPs especially the valuations.
8.0	Regional/District Land Valuation Officers	<ul style="list-style-type: none"> Undertake annual property rates reviews in the respective districts prior to property valuation and compensation to inform the valuation Assist in the valuation and compensation payment process and reporting.
10.0	District Steering Committees and Traditional authorities.	<ul style="list-style-type: none"> To assist the community and support in the inventory of affected persons.
11.0	Consultants, NGO, CSO	<ul style="list-style-type: none"> Prepare plans and assist with implementation and capacity building. Assist with sensitization and monitoring.
12.0	Local financial institutions (Banks)	<ul style="list-style-type: none"> Safe disbursement of compensation amounts.

Capacity of MAAIF to Implement this RPF and RAPs

The Directorate of Crop Resources (DCR) has identified specific areas needing capacity strengthening within MAAIF. These are: project coordination, financial management, procurement, M&E, communication/knowledge management, as well as Social and Environmental areas which may need additional staff. To improve the capacity of MAAIF/DCR to implement ACDP, A Social Scientist

covering the implementation of social issues, will be hired, as required, under competitive terms and on contractual arrangement. In addition MAAIF will hire a Non-Governmental Organization or a Consultant to implement the RAPF/RAPs and other related issues.

In addition, all the new staff plus all the current project Engineers and some contractor staff will be sensitized and taken through the understanding of the requirements of implementing of the World Bank OP 4.12 on Involuntary Resettlement. The team will improve their skills through undertaking a training in Management of Land Acquisition Resettlement & Rehabilitation (MLARR) initiated by World Bank and co-facilitated by Social Economic Empowerment Consortium (SEEC) . The World Bank periodically supports MLARR trainings in Uganda; it is therefore recommended that the above mentioned staff benefit from this program. Where the MAAIF safeguard team and the core leadership of DCR may not join the mainstream training, a specific tailored course should be arranged.

Monitoring Aspects

The monitoring and evaluation will be the main mechanism of measuring and reporting progress of compliance and to alert the ACDP of any delays and problems and these activities will help measure the extent to which the main objectives of the RPF have been achieved. To ensure that the implementation of resettlement is executed in line with this RPF, the activities will be monitored and evaluated internally by a Monitoring and Evaluation team at MAAIF, PCU at the national level and on ground at the District level. The PCU will undertake the routine internal monitoring and evaluation of the implementation of the resettlement issues so as to ensure that all the responsible units follow the schedule and comply with the principles of the resettlement plan. A number of objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities and the project implementation in general.

Budget and Funding

At this stage, it is not possible to estimate the likely number of people who may be affected. This is because the technical designs and details have not yet been developed and the land needs have not yet been fully identified. The budget will be developed from the specific social assessment studies and mitigation/livelihood restoration measures to be developed. The budget will cover resettlement activities including compensation cost for affected assets. Funds for implementing inventory assessments as well as land acquisition and resettlement action plans will be provided by the Government of Uganda through the Ministry of Finance, Planning and Economic Development MoFPED. MAAIF will engage consultants to prepare RAPs. Government of Uganda has committed an estimate of not exceeding USD (Ten Million Dollars)¹ for implementation of the RAPs to be prepared under ACDP after specific planning information becomes available.

Disclosure of RPF

This RPF will be disclosed in compliance with relevant Ugandan regulations and The World Bank Operational Policy 4.12. The documents will be disclosed in-country, available to any interested persons through the media, at information offices of the participating districts, at MAAIF website and information centre and at the World Bank Infoshop.

¹ Government estimated the figure not exceeding USD 10 Million given the diversity of the projects covering at least 28 districts. This amount includes RAP studies and amounts for compensation .However definite figures will be established during RAPs preparation. There are no foreseeable physical relocation of persons as the schemes are located in swampy areas that are not inhabited.

1 INTRODUCTION

1.1 Background

Uganda has a record of prudent macroeconomic management and structural reform. Uganda's population in 2012 is estimated at 33.7 million and growing at 3.5% annually. Despite having one of the world's highest rates of population growth, Uganda has an impressive record of economic growth. However, in recent years the rate of growth has slowed down and has been characterized by increased volatility. From an average of 9.3 per annum in the period from FY01 to FY08, the rate of growth declined to 7.2 percent in FY09 and to 5.9 percent in FY10. There was a short-lived recovery in FY11, with the rate increasing to 6.7 percent, before falling again to 3.4 percent in FY12. Developments in first half of FY13 suggest that the rate of growth will remain around 4.5 percent. Oil production will change Uganda's economic outlook, but full-scale production is unlikely to begin before 2016. Uganda may achieve at least two of the eight Millennium Development Goals (MDG) by 2015, the country is close to halving poverty and addressing gender inequality, and has made progress towards many others.

At present, Uganda's agricultural productivity remains very low, due to low input use, poor agricultural infrastructure, weak market linkages and inadequate mechanization even when compared to other sub-Saharan African countries. Uganda has hardly applied any of the green revolution technologies such as fertilizers, improved seed, mechanization and irrigation. The country has the lowest utilization of inorganic fertilizers in Africa, at only 1.0 kg per hectare²; only 13 percent of the cropped area was planted with commercial or improved seeds in 2008/9, compared to 22 percent for Sub-Saharan Africa and 80 percent in Asia³; it has 2,500 tractors today compared to 4,200 tractors 30 years ago, and animal traction remains restricted in only a few parts of the country. Despite abundant rainfall and vast rivers and lakes, farmers are unable to manage and utilize available water resources for agriculture due to poor irrigation infrastructure and poor water management. However, Uganda already uses 80 percent of its arable land, and further expansion of agricultural production onto new lands will be very limited. While this is a constraint, there yet remains significant scope for raising agricultural production. It is estimated that, even without expansion onto currently unused lands, Uganda could more than double current agricultural production through the adoption of yield enhancing technologies that are already available.

Uganda's National Development Plan (NDP) (2010/11-2014/15) aims at creating employment, and raising average per capita income levels among other objectives. Accordingly, the theme is "*growth, employment and socio-economic transformation for prosperity*". Agriculture is among the top five priorities in the NDP. The agriculture chapter of the NDP is aligned with the Agriculture Sector Development Strategy and Investment Plan (DSIP), which is the basis of this project.

² The African average is 8 kg/ha (2002) – Fertilizer Use in African Agriculture: Lessons learned and good practice guidelines (M. Morris et al., 2007).

³ Sub-Saharan African and Asia figures are the year 2000, - World Bank, World Development Report, 2008.

1.2 Agriculture Cluster Development Project Description

The Agriculture cluster development project was designed in line with the governments' strategy of achieving increased productivity of selected commodities. A *commodity cluster* is a coherent area comprising on average 3 districts, with similar proven potential for one or two focused commodities, as well as the presence of value chain actors (e.g., producers, traders, processors and service providers), a Multi-Stakeholder Innovation Platform (MSIP) and basic market infrastructure. The cluster approach provides economies of scale to enhance the delivery of essential value chain support services, including the development of required infrastructure, bulking of produce, agro-processing and reduction of transaction costs. The project will target maize, beans, rice and cassava as strategic commodities for export to the regional markets.

A commodity cluster is a contiguous area, the size of a district or bigger, where there is already a concentration of value chain actors (producers, traders, processors, service providers, etc.) with considerable experience in the commodity, as well as requisite infrastructure combining to provide opportunities for the best possible return on extra investments in the commodity value chain. Cluster development is intended to establish a concentration of related agri-businesses to spur:

- Increased productivity (through specialized inputs, access to information, synergies, and access to public goods)
- More rapid innovation through competition in proximity
- New business formation (filling in niches and expanding the boundaries of the cluster map). In a cluster, new businesses form as a consequence of competition, demand for services, and the attraction of investors

A cluster is therefore a concentration of producers, agribusinesses, and institutions, usually in the same sector, and addressing common challenges and opportunities. Agricultural clusters promote vertical linkages (inputs and raw materials); horizontal linkages (marketing and consortia); support relationships; and enhance access to market information. Benefits from a cluster development include:

- Value chain actors have already gained substantial experience in the commodity;
- Better and more efficient access to infrastructure, skilled and specialized human resources and inputs;
- Reduction of transaction costs due to proximity – economies of scale;
- Access to information and services;
- Attraction to investments along the value chain (e.g. storage, processing, etc.); and
- Better recognition (source of origin) and marketing.

The cluster approach is intended to identify policy and institutional impediments to competitiveness and innovation. Cluster development and value chain enhancement must go hand in hand if a cluster aims to promote innovation based competitiveness. The selection of 'clustered districts' for ACDP was based on the following criteria:

- Production and marketing level for targeted commodity
- Potential for productivity increase within sustainable production systems
- Potential for increased level of commercialization/marketing.

1.3 Project Development Objective

The objective of the proposed project is to raise productivity, production, and commercialization of selected agricultural commodities in specified clusters of districts across the country. This will raise farm and agribusiness incomes while substantially lowering transactions costs in markets for agricultural commodities. Special attention will be given to raising productivity and marketed production on small-scale farming operations in the project clusters. Special attention will also be given to proactively ensure inclusion within project activities of farming households (and agribusiness firms) in which women and youth play a prominent role in the management of the farm (and/or agribusiness) enterprise. Five focus commodities (maize, beans, rice, cassava and coffee) have been selected according to the priorities articulated in the operationalization framework⁴ for the non-ATAAS components of the DSIP.

1.4 Project components

Component 1: Agricultural Inputs (US\$ 65 million). The objective of this component is to increase farmers' use of improved seeds⁵, fertilizer, and integrated production and pest & disease management (IPPM) as well as coffee rejuvenation for sustainable growth of productivity, production and returns to the selected commodities in targeted districts. The overall approach is to simultaneously strengthen farmers' demand and market supply systems for intensified use of technologies and quality inputs, scaling-up research results (linked to EAAPP) and extension services (linked to ATAAS), towards the intensification of market-oriented smallholder farming systems. Support under this component will be organized in four main activities:

Activity 1.1: Availability of improved seeds and planting materials. Under this activity, the proposed project would support national seed sector development (*for maize, rice and beans*) and it will also support production of planting materials (*for cassava and coffee*). The project will work with other development partners to support the development of Uganda's seed industry and thereby accelerate the availability and adoption of improved varieties. Proposed activities will include: (i) consolidating seed demand information systems through technical studies and stakeholder consultations; (ii) bulking of farmers' demand for seeds and planting material; (iii) enhancing the production capacity and quality of the private seed industry; (iv) enhancing the multiplication capacity for quality open pollinated varieties (OPV) and planting material by farmer organizations; and (v) strengthening the agro-dealers distribution network and their seed quality control systems. This will involve working with the Uganda Seed Trade Association (USTA), national breeding institutions (Research Stations and Universities), seed companies and agricultural extension.

Activity 1.2: Access to and use of quality inputs (seeds and fertilizers). Under this activity, the proposed project would support and increase in farmers' use of appropriate inputs by implementing a time-limited input subsidy to kick-start sustainable productivity growth and production at farm level. This will increase volume in Uganda's agricultural input market and also increase volume in Uganda's agricultural output market. Intensification of input use will be put on sustainable footing by accompanying activities for adapted fertilizer recommendations and bulking input demand and imports.

⁴ Proposed plan to operationalize the non-ATAAS components of the agriculture sector development strategy and investment plan (MAAIF, November 2012)

⁵ Improved livestock breeds especially for dairy are supported under ATAAS (research activities) and EAAPP.

Time-limited smart e-voucher scheme. To trigger the necessary increase in supply, as well as to generate demand for inputs (seeds and fertilizers), a time limited, diminishing e-voucher scheme for inputs will be implemented for selected members of RPO and ACEs. The proposed package will be sufficient to plant one (1) acre of the target crop and cover 50% and 25% of input costs for two (2) consecutive seasons/years respectively. The access to this matching grant is triggered when the farmer provides the top-up to purchase selected inputs, either from an ACE, or from an accredited input supplier. About 450,000 farmers will benefit from this arrangement: it will allow them to jump start significant input use and increase productivity and production, create demand and profitably opportunity for input suppliers and de-risk farmers' financial commitment and create positive cash flow for access to inputs at commercial prices in succeeding seasons.

To put the voucher scheme on sustainable footing, the project will promote integrated organic and inorganic soil fertility management⁶ strategies, including by: (i) up-scaling fertility management demonstrations and availing mini-starter packs for adapted inputs; (ii) supporting the consolidation of specific crop/location fertilizer recommendations in collaboration with ATAAS; (iii) promoting bulking of demand and imports of adapted fertilizer and agro-chemical supply through public-private partnerships; and (iv) strengthening agro-dealer networks and ACEs.

Activity 1.3: Integrated pest & disease control/management. To complement to on-going research and extension activities, ACDP will further strengthen: (i) the development of integrated pest and disease management guidelines for targeted commodities, including tolerant varieties, good agricultural practices and reasonable use of pesticides; (ii) pest & disease identification tools and services based on modern Information and Communication Technologies (ICT) networks, involving district Subject Matter Specialists (SMS) and ZARDIs (plant clinic services); and (iii) technical training of extension workers and agro-dealers on pest & disease symptoms and adapted treatment recommendations.

Activity 1.4: Stakeholder training. An important and often forgotten input is knowledge. Having improved seeds and fertilizer will not necessarily result in higher productivity if the farmers do not know how to utilize these enhanced inputs effectively. This part of the project is closely linked to NAADS and NARO through the World Bank supported ATAAS project and coordinated with the upcoming World Bank supported Skilling Uganda project. The project aims through training of trainers (ToT) to equip outstanding farmers, farmer group leaders and agro-dealers with the up-to-date knowledge on agronomy, processing and market information on the selected commodities. This information is then relayed to farmers through training and enhanced service delivery. The ToT training will be provided by private and/or public institutions based upon a competitive bidding process.

Component 2: Agriculture Water Management (US\$ 36million). The immediate objective of this component is: (i) to develop irrigation infrastructure in lowland rice paddy settings, (ii) promote sustainable water management practices and infrastructure operation and maintenance through support for to farmer groups/cooperatives/user associations and (iii) conserve land and water resource functions within the vicinity of the irrigation schemes and upstream erosion 'hotspots'. This component will build on the current experience gained in rice agronomy and the recent MAAIF irrigation rehabilitation in Doho, Mbuku and Agoro financed by the AfDB. Component 2 will provide

⁶ Key interventions will also include promoting soil fertility management practices through demonstrations by agricultural research (NARO) and advisory services (NAADS). These activities are funded under the separate ATAAS project (component 2.2).

a platform for the concentration of inputs under Component 1 and the production of higher quality rice for Component 3.

Activity 2.1: Irrigation and drainage infrastructure development (including internal and access roads to selected schemes). The project will apply water control to 6,000 ha of existing lowland rice to raise rice cropping intensities to 200%. It is anticipated that this will develop 3,000 ha of small scale schemes and 3,000 ha of medium scale schemes (of which 900 ha rehabilitation are in Bwiryra and Lwoba) in 10 targeted districts. The project will initially focus on those schemes where design studies are advanced and development costs fall within defined IRRs. The investment will triple the current 2,225 hectares of irrigation serviced by public in Uganda: the investment will include the road network and other amenities required. The works will include linking schemes to the road network, mainly treating critical points, provision of culverts and small bridges and limited lateritic lining.

Activity 2.2: Water use management and infrastructure maintenance including formation of water user groups. The project will support the formation and consolidation of water user groups prior to infrastructure investment. Capacity strengthening will include training in: (i) water management and maintenance; (ii) environmental sustainability and catchment management; (iii) management and administration of the user groups; and (iv) preparation of service contract documents. District staff will be trained (how) in providing active support to the groups and water users and a detailed O&M manuals will be prepared.

Activity 2.3: Integrated soil and water conservation/ management (including watershed protection) for irrigation areas and associated buffer zones. In order to conserve the functionality of wetlands and surrounding buffer zones impacted by irrigation development, a set of soil and water conservation methods will be applied within developed areas to maintain ecosystem functions, flood regulation, sediment control and drainage across the irrigated areas. This initiative will contribute directly to climate mitigation measures and be linked to capacity building efforts to strengthen farmers' knowledge and access to Sustainable Land and Water Management (SLWM) related research and extension services. Watershed management aspects will benefit from the World Bank assisted Watershed Management and Development Project (WMDP-P123204) and the SLM elements of the ATAAS⁷. In areas that are not covered by WMDP, watershed management needs will be identified during conduct of ESIA's and technical feasibility studies, and incorporated into the project design for implementation to enhance the sustainability of the lowlands gravity irrigation schemes through sound management practices in the watersheds. This Component and its activities will require land take and to some extent resettlement of the affected communities especially during the works to link irrigation schemes to road works and provision of culverts and small bridges.

Component 3: Post-harvest handling, storage, value addition and market linkages (US\$ 34 million). The objective of this component is to ensure the necessary market linkages for inputs and outputs of targeted value chains to increase the value, quality and quantity of agricultural products sold in local and regional markets.

Activity 3.1: Farm- and community-level post-harvest handling and storage. The aim is to improve farm level product quality and revenues through improved handling, grading, bulking and storage. The project will provide the required training and investment support. The project will support the rehabilitation or construction of 150 local feeder storage (up to about 500 tons) and link them up with ACE stores and markets. These smaller feeder warehouses would be co-funded or

⁷ See Component 2.2 in Agriculture Technical and Agribusiness Services project (ATAAS-P109224)

rehabilitated/upgraded through rehabilitation of buildings and furnished with basic equipment to ensure quality. Market-oriented cooperative enterprise promotion grants will be provided to first and second level cooperative groups to upgrade equipment in targeted value chains, in particular for processing of cassava. In addition, demonstration processing units will be supported to act both as a business incubation unit as well as a training center for farmers' associations and entrepreneurs in enterprise development. Capacity building of relevant public and private stakeholders at national and district level on technical and management aspects will be provided.

Activity 3.2: ACE-level warehousing, value addition and marketing. The aim is to: (i) promote and strengthen the momentum of farmer institutional development, i.e. building of farmers' organizations from primary level to ACE level, and other key stakeholders of the project; (ii) strengthen apex producer organizations to deliver services to their members, including market information, access to market linkages, management training, audits; (iii) provide investment support for a network of cooperative warehouses important to the maize and rice value chain process at ACE level warehouses (see above); (iv) provide an integrated range of services covering all aspects of warehouse management, including technical aspects and risk management; and (v) improve access to short and medium term financing for input provision and operating warehouses.

Activity 3.3: National level agribusiness and marketing support. The aim is to link up the ACE with regional and international markets through agribusiness agreements and networking with exporters. The project will work at national level with value chain stakeholders and their organizations. The project will: (i) support the development of agribusiness agreements and market linkages; (ii) improve ACEs, value chain actors and farmers' access to rural financial services by facilitating links to sound financial institutions; (iii) support national apex organizations to develop a platform for exchange of market information and negotiation of contracts between ACEs and regional wholesale traders and agro-industries⁸; and (iv) enhance the capacity of national stakeholder organizations and public services that are relevant for the project.

Activity 3.4: Access roads and market infrastructure at community level. ACDP will provide investment within each cluster for market access improvements, mainly in the form of access roads, to contribute to the competitiveness of targeted commodities. Market access improvement can also constitute of upgrading of key markets.

This component and its activities will require land take and to some extent resettlement of the affected communities.

Component 4: Project Management, Coordination and regulatory Reforms: US\$ 15 million. The aim of this component is to: (i) ensure project management and coordination; and (ii) improve on the existing policies and other regulations of direct relevance to this project and to ensure stakeholder coordination at national and cluster level.

Activity 4.1: Project management and coordination. The overall responsible authority for ACDP will be the Minister of MAAIF on behalf of the GoU. MAAIF will be oversight by a National Steering Committee with representation from relevant ministries at PS level, and with broader stakeholder representation through the Private Sector Foundation. The planning and coordination of ACDP will

⁸ The Joseph Initiative is one example of an agribusiness initiative that can effectively create market linkages with the regional markets for farmers in its catchment area through its village level purchasing, warehousing, processing and marketing activities.

take place at national and cluster⁹ levels, with multi-stakeholder (public, producers and private sector) representation at each of these levels, while implementation will be done at national and district levels. At national level a *national coordination team* (NCT) will be established within MAAIF. A *national multi-stakeholder platform* (NMSP) will be created to function as an advisory forum for NCT.

A **cluster approach** will be used to implement the project. A cluster is a coherent area comprising on average 3 districts, with similar proven potential for one or two selected commodities. Each of the 12 clusters will establish *Cluster multi-stakeholder platforms* (CMSP) to ensure programming and priority setting for activities is done at cluster level and from a commodity value chain perspective.

At district level each involved district within a given cluster will form a *district coordination team* (DCT) to oversee and facilitate project implementation. The DCT will work closely with producer organizations and private sector representative to set priorities for the district and make local interventions as targeted and effective as possible.

Activity 4.2: Strengthening input & output regulatory functions and standards. The core public regulatory functions as well as capacity of public and private stakeholders will be strengthened to enable a favorable environment for project implementation. This includes, but is not limited to: (i) seed and planting material policy and regulations as well as quality assurance and certification at national and district levels; (ii) fertilizer policy and regulations; (iii) strengthening the pesticide regulatory framework and the application of pest and disease control management; (iv) capacity development for processing, registration, quality assurance, handling and safe use of agro-chemicals; and (v) strategy and regulations for sustainable and safe labor-saving technologies.

1.5 ACDP Project Areas

The project will develop selected gravity irrigation schemes mainly for rice in lowlands of about 6,000 ha in the 10 targeted districts in cluster 2 (Iganga, Bugiri, Namatamba), cluster 3 (Palisa, Tororo and Butaleja), cluster 5 (Soroti, Serere), cluster 6 (Amuru and Nwoya), cluster 7 (Lira), and cluster 10 (Hoima). ACDP project could finance the upgrading of Bwiryra and Lwoba informal rice irrigation schemes in Butaleja District (1,600ha) In some case, a scheme could lie astride two districts. The project will prioritize upgrading of existing informal irrigation small-medium scale schemes, avoiding as far as possible of important structures that can negatively impact the environment. This investment will include the road network and other amenities required for the irrigation infrastructure. The detailed project area in clusters and priority commodities is shown on table 1. below.

Table 1: Detailed Project Cluster and Priority Commodities

Clusters	Production of priority commodities (tons/year)/a						Kcal/pers /day /b	Households-2009 ^b	
	Maize	Rice	Beans	Cassava	Rob (ha)	Ara (ha)		Tot. nber	Size
Cluster 1	VI Lake Victoria Crescent								
Masaka	82,287				46000		8,323	60,500	4.1
Mpigi	19,578				14000		3,887	47,200	4.6
Rakai	18,213				17000		1,652	105,200	4.6
Cluster 2	VI Lake Victoria Crescent (Namatamba – Kyoga plains)								
Iganga	303,262	31,492		164,995	4400		9,868	88,900	5.6
Bugiri	63,603	4,185		50,536	752		2,311	72,000	5.9

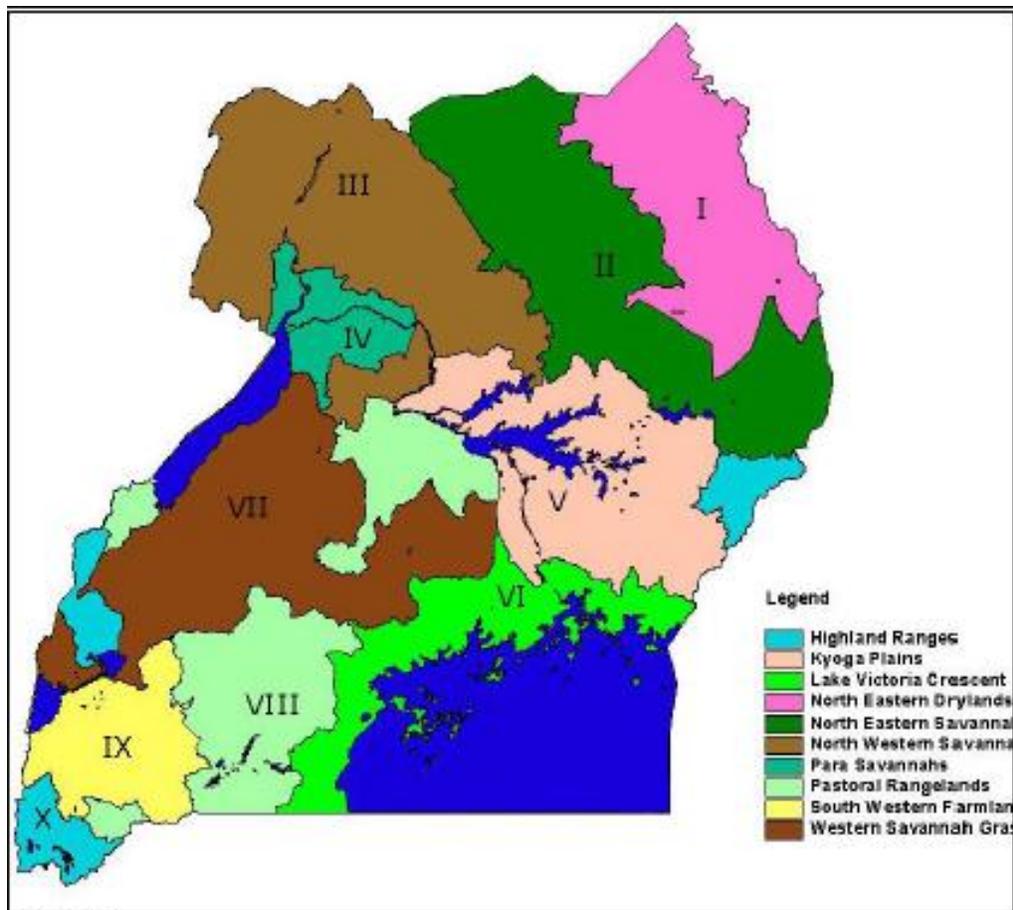
⁹ Clusters are a coherent area comprising on average 3 districts, with similar proven potential for one or two selected commodities.

Clusters	Production of priority commodities (tons/year)/a						Kcal/pers /day /b	Households-2009 ^b	
	Maize	Rice	Beans	Cassava	Rob (ha)	Ara (ha)		Tot. nber	Size
Namutamba	55,788	2,561		52,043	2400		4,006	40,100	5.5
Cluster 3	V. KYOGA Plains								
Pallisa		22,865		33,435			2,418	61,200	5.9
Tororo		16,176		174,962			3,545	95,000	5.1
Butaleja		3,433		29,190			1,625	39,800	5.6
Cluster 4	V. KYOGA Plains								
Kapchorwa	49,904					1740	5,303	20,900	5.5
Bukwo	45,644					75490	7,246	12,600	5.8
Mbale	42,644					5084	2,466	92,600	4.8
Cluster 5	V. KYOGA Plains &								
Soroti & Serere		24,689					4,840	53,400	4.7
Cluster 6	III. NW Savannah Grassland and IV. Para Savannah								
Amuru (incl. Nwoya)		19,042			352		5,245	46,600	5.0
Gulu		1,997	74,671		110		1,781	70,900	5.6
Cluster 7	V. KYOGA Plains and II/III NE/NW Savannah Grassland								
Apac (incl. Kole)			21,731	239,932	2333		2,874	108,900	5.3
Oyam			53,008	75,593	989		2,901	70,200	5.4
Lira (incl. Dokolo)		8,009			1215		644	76,000	7.7
Cluster 8	VIII Western Savannah Grassland								
Kabarole	21,729				6700	264	5,212	86,500	4.8
Kamwenge	91,318				1800	525	2,341	67,700	4.9
Kasese	24,196					7840	1,244	127,800	5.9
Cluster 9	VIII Western Savannah Grassland								
Kyenjojo-Kyegweg.	54,850		33,392		3600		2,360	74,700	7.3
Mubende	171,089		78,027		5500		5,468	122,300	5.0
Kibaale	60529		36,608		6000		2,052	120,400	5.7
Cluster 10	VII. West Savannah Grassland and VIII Pastoral Grassland								
Hoima	38,372	10911			2800		1,516	103,400	5.3
Masindi-Kiryandong	61,715				1600		1,520	66,900	5.3
Cluster 11	IX. SW Farmland and X. Highland ranges								
Ntungamo			137,899		4500		5,401	90,400	5.3
Kabale			22,227		3200		528	102,400	4.9
Bushenyi + Isingiro			24,703		1811		6,184	45,700	5.5
Cluster 12	III. North Western Savannah Grassland								
Nebbi				194,456		847	2,984	63,400	5.5
Arua (incl. Nyadri)				52,463			1,061	130,200	7.5
Yumbe				147,010	299	998	1,424	72,100	7.6
AVERAGE							3,237	2,614,900	5.6

Source: ACDP Annex 3: Detailed Project Description, , 2014

a: District total annual production for considered commodity (Season 2008/09)

B: Source: Population Census 2008/09



	Cluster 1: Masaka, Mpigi, Rakai (<i>Lake Victoria Crescent</i>)
	Cluster 2: Iganga, Bugiri, Namutamba (<i>Lake Victoria Crescent</i>)
	Cluster 3; Pallisa, Tororo, Buteleja (<i>Kyoga Plains</i>)
	Cluster 4: Kapchorwa, Bukwo, Mbale (<i>Highland Ranges – Eastern</i>)
	Cluster 5: Soroti, Serere (<i>Kyoga Plains</i>)
	Cluster 6: Amuru, Nwoya, Gulu (<i>North Western Savanna Grasslands</i>)
	Cluster 7: Apac, Oyam, Lira, Dokolo (<i>Kyoga Plains</i>)
	Cluster 8: Kabarole, Kamwenge, Kasese (<i>Western Savannah Grass.</i>)
	Cluster 9: Kyenjojo, Mubende, Kibaale (<i>Western Savannah Grasslands</i>)
	Cluster 10: Hoima, Masindi, Kiryandongo (<i>West Sav. Grass./Pastoral</i>)
	Cluster 11: Ntungamo, Kabale, Bushenyi, Isingiro (<i>AEZ IX and X</i>)
	Cluster 12: Nebbi, Arua, Yumbe (<i>North Western Savannah Grass.</i>)

Figure 1: Map Showing Project Areas by Cluster

1.6 Core Beneficiaries

The project will be value chain actors at local, district and national level, in particular national cooperative alliances, unions and federations, Area-based Cooperative Enterprises (ACEs), as well as their primary members such as Rural Producer Organizations (RPOs), cooperatives and producer groups, including water user associations. Small, medium and large-scale private operators involved in these value chains will also benefit.

The involvement of some wholesale buyers, input dealers, some rural banks, service providers and commercial farmers will be crucial to organize models to ensure effective access to productive assets, capital, services, know-how and markets. These categories would have relatively large but mainly indirect benefits. The project will work with approximately 300 ACEs, which represent about 3,000 RPOs, or about 500-750,000 farming households. Through the irrigation sub-component, the project will also benefit to about 15,000 rice farmers (one acre per farmer) which will improve their food security, nutrition (vegetable production) and income. The project will support Water Users' Association (around 30) in better organizing water management and maintenance of the catchment to ensure irrigation sustainability. See figure 2 below.

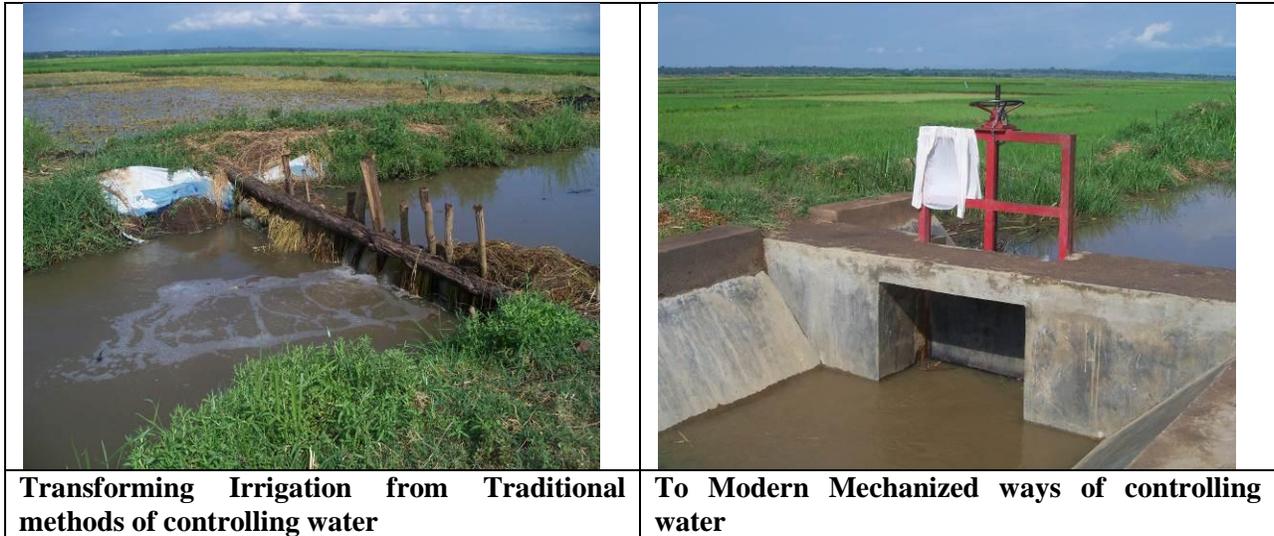


Figure 2: ACDP to Modernize Irrigation Canals

2 PREPARATION OF THE RESETTLEMENT POLICY FRAMEWORK

ACDP is expected to have significant positive impact on social and poverty conditions by increasing productivity and production the selected commodities as well as focusing to reach and promote smallholding farmers. The project activities which will include; expansion and development of selected gravity irrigation schemes in lowlands totaling to 6,000 ha in ten district, expansion of existing irrigation schemes of Mubuku, Bwiryra and Lwoba sectors of Doho Irrigation scheme, rehabilitation and improvements of access roads and rehabilitation and/or construction of storage facilities/structures. These subprojects activities are likely to have two categories of effects. Permanent effects will result in a loss of use of property, vegetation and land by the affected persons. This is likely to occur where permanent installations such as, warehouse/stores, dams facilities are established. Temporal effects will result into an interruption in the current use of property or land by the affected person as a result of the sub project activities. This is likely to occur during rehabilitation of existing infrastructure especially road access, water points etc. The exact locations have not yet been determined for these area of coverage, and activities with the exception of the Doho and Mobuku irrigation schemes (but also whose activities and design have not been defined at the project preparation period). The gazettement of wetlands, protected areas, irrigated perimeters including buffer zones will be a particular concern where customary tenure and water use patterns will be changed by irrigation development. The Bank's Policy on Involuntary Resettlement (OP/BP 4.12) is triggered and this Resettlement Policy Framework has been prepared to guide mitigation of any associated land take risks. Resettlement Action Plans (RAPs) will be prepared for each of subprojects in Doho and Mokubu irrigation schemes as well as any other areas that will be defined by the project implementation.

The framework document is designed to enable implementing institutions and the World Bank to address the needs of the populations that could be affected by the project by establishing policies, principles, institutional arrangements for management of social issues related to acquisition of land and hence displacement of persons and impact on their livelihoods. The legislation on resettlement for the Government of Uganda and the World Bank Safeguard policy (OP 4.12) will be the instruments that will govern any land acquisition issues arising out of the activities of the ACDP program.

Hence, the RPF will be used to screen all interventions for their potential land acquisition impacts and streamline all the necessary procedures to follow in mitigating and minimizing involuntary resettlement associated with the proposed investments. During implementation of project activities, when required, appropriate **Resettlement Action Plans (RAPs)** will be developed to address specific impacts, proposed mitigation measures, and compensation issues.

2.1 Rationale of the RPF

There is need for a Resettlement Policy Framework (RPF) since the subprojects to be financed under the ACDP are not fully determined and as such, the assignment requires that potential resettlement aspects of ACDP are adequately understood and addressed at early stages of the project. Special reference during the development of the RPF is to be drawn but not limited to the current national social-economic dynamics, World Bank Social Safeguard Policies and the Uganda legal and institutional framework as may be applicable to MAAIF and specifically under the ACDP project.

2.2 Objectives of the Resettlement Policy Framework

The purpose of the policy framework is to clarify resettlement principles, organizational arrangements, the design criteria to be applied to subprojects to be prepared during implementation. The preparation will include (but not limited to) the following:

1. Establishing the resettlement and compensation principles and implementation arrangements for ACDP;
2. Describe the legal and institutional framework underlying Ugandan approaches for compensation, resettlement and rehabilitation;
3. Define the eligibility criteria for identification of Project Affected Persons (PAPs) and entitlements;
4. Describe the consultation procedures and participatory approaches involving PAPs and other key stakeholders;
5. Provision of procedures for filing grievances and resolving disputes; and
6. Development of an outline for preparation of Resettlement Action Plans

The procedures will be carried out throughout preparation and implementation, and impacts of any potential resettlement will be included in monitoring and evaluation (M&E). When a Resettlement Action Plan is required, it will be prepared in accordance with guidance provided in this RPF, including Detailed Measurement Surveys of the land to be acquired, Identification (Census) of PAPs/displaced persons, and Public Consultation and Disclosure Procedures (PCDP). The RPF follows the guidelines provided in the World Bank's OP4.12, as described in Annex 1.

The RPF ensures that any possible adverse impacts of proposed project activities are addressed through appropriate mitigation measures, in particular, against potential impoverishment risks. These risks can be minimized by:

- Avoiding displacement of people without a well designed compensation and relocation process;
- Minimizing either land acquisition or the number of PAPs or both, to the extent possible;
- Compensating for losses incurred, displaced incomes and livelihoods; and
- Ensuring resettlement assistance or rehabilitation, as needed, to address impacts on PAPs livelihoods and their well-being.

2.3 Scope of RPF

The resettlement policy framework covers several elements, consistent with the provisions described in OP 4.12, paras. 2 and 4: Details of this scope are herewith appended as annex 6.

2.4 RPF Methodology and Approach

In preparation of the RPF, qualitative methods of data collection were mainly employed to generate the required information. In all the approaches, the methods assessed awareness/knowledge of the land acquisition processes and current land acquisition challenges, institutional capacities to handle land acquisition, suggestions and recommendations were sought. This guided the framework on appropriate recommendations in the preparation of RAPs and other social guidelines. Data was drawn from three broad data sources namely *records, self-reports, stakeholders* and *observations*.

Desk Review

A literature review was undertaken to provide background information as well as an overview of the policy, legal and institutional framework for the ACDP. Documents reviewed included:

- The Uganda Constitution
- The Uganda Land Policy, 2013
- Land Use Policy, 2006
- ACDP Project Manual
- Vision 2040 and the National Development Plan 2010/2015;
- Plan for Modernization of Agriculture, 2004;
- World Bank Safeguard Policy on Involuntary Resettlement
- Agricultural Sector Development Strategy and Investment Plan 2010/11-2014/15;
- Draft ACDP Project Preparation Document 2013;
- Cassava Development Policy, 2007;
- Draft Uganda Organic Agriculture Policy, 2009
- Economic Policy Research Centre/EPRC 2010 Public Expenditure Tracking on Road Infrastructure in Uganda;

Key Informant Interviews

Interviews were conducted with ACDP project District Officials to obtain an informed view of the land acquisition processes and current land acquisition challenges, institutional capacities to hand land acquisition in their respective districts, and to solicit their suggestions and recommendations on how to handle land acquisition issues that may arise during the implementation of the ACDP project. Interviews were also conducted with ACDP project District Officials (Chief Administrative Officers, District Agricultural Officers, Production Department, District Environment Officers, Community Development Officers, NAADS Officers, District Engineers, Lands Officers and District Physical Planners, Extension Workers) of Iganga, Bugiri, Namutamba, Pallisa, Butaleja, Kiryandongo, Lira, Ntungamo and Kabale District Local Governments where the ACDPs will be implemented. In addition interviews were also held with officials from; MAAIF, MWE, NAADS, NARO, NEMA, BCU and UCDA.

Open Group Discussion

Public consultations were conducted with Local Communities, Farmers, Traders and Cooperative Society Staff of the selected project areas that will benefited from the ACDPs to establish feasible resettlement alternatives, generate information for evidence based impacts and recommendations. Table 2 belows shows details of stakeholder consultations in a sampled districts of the entire project area in Uganda.

Table 2: Itinerary of Stakeholder Consultations

STAKEHOLDER	VENUE	DATES
KAMPALA BASED		
Tony Kiwanuka – ESIA Assistant	NEMA offices	16/1/2014
Edmund Kananura- Quality and Regulatory Services Manager at Uganda Coffee Development Authority	UCDA Offices	16/1/2014
Mr. Mugabi- Assistant Commissioner, Richard Kyambadde and Ongor Joseph Wetlands Management Department	Ministry of Water and Environment Offices	17/1/2014
KIRYANDONGO DISTRICTS		
District Official	Kiryandongo District Headquarters	20 th / 01/ 2014

Community- Town Council Agro-Chemical Shop operator (Mo-AgroLinK	Shop	
AFCRI-KAI GRAIN Recieving/ Handling ProcEDURE	Factory	
APAC DISTRICT		
District Official	APAC District Headquarters	
Olelpek community	Dyaka farm	21 th / 01/ 2013
LIRA DISTRICT		
District Official	District Headquarters	
Communities Lirpa Rice Mill- Abolet Co-Operative Society	Rice Mill Offices	22 nd /01/2014
Itek-Okile Rice Scheme farmers	Rice scheme	
NTUNGAMO DISTRICT		
District officials	District Headquarters	
Community Abategenda Farmers Association	Farm	23 rd /01/2014
KABALE DISTRICT		
District officials	District Headquarters	
Community Nyangande village, Muwanjari ward, southern Division, Kabale Municipality		24 th /01/2014
PALLISA DISTRICT		
District Officials	District Headquarters	20 th /01/2014
BUTALEJA DISTRICT		
District Officials	District Headquarters	21 st /01/2014
Communities Lwoba Rice scheme and Bwirya Irrigation Farm	Rice farm	22 nd /01/2014
SIRONKO DISTRICT		
Busamaga GCS Limited	Society offices	23 rd /01/2014
MBALE DISTRICT		
Care Taker Bugisu Cooperative Union	BCU Offices	24 th /01/2014
IGANGA DISTRICT		
District official	District Offices	25 th /01/2014
NAMUTUMBA DISTRICT		
Resident District Commissioner	District Offices	25 th /01/2014

Observations

Ad hoc and unstructured observations were made throughout the stakeholder consultation exercise during the visits to the project areas. Observations of Agricultural impacts to the communities were made to provide first hand information to prompt additional probing for more information on the implementation of RAPs during the ACDP program. Photographs of the original situation on the ground were taken to give an informative view of the current issues in relation to the ACDP project. These photographs can also be used for future monitoring and evaluation of the impacts of the ACDP in the project areas.



Consultations with Lwoba & Bwiryra Farmers



Interviews with Pallisa District Administrators



Consultants check on coffee pests & diseases in Ntugamo District



In-depth interviews selected farmers in Butaleja District



Proprietor of Lwoba Farm addressing WB/MAAIF/Consultants and Farmers



An existing Coffee Stores that Farmers suggest should be renovated instead of building new ones

Figure 3: Stakeholder Consultations

3 Social-Economic Assessment of the ACDP Area

3.1 Social Economic Over view of the Project Districts

The ACDP will be specifically implemented in the Districts of Masaka, Mpigi, Rakai, Iganga, Bugiri, Namutumba, Pallisa, Tororo, Butaleja, Kapchorwa, Bukwo, Mbale, Soroti, Serere, Amuru (including Nwoya), Gulu, Apac (including Kole), Oyam, Lira (including Dokolo), Kabarole, Kamwenge, Kasese, Kyenjojo (including Kyegwegwa), Mubende, Kibaale, Hoima, Masindi, Kiryandongo, Ntungamo, Kabale, Bushenyi, Isingiro, Nebbi, Arua (including Nyadri), and Yumbe. Their socio-economic profiles are summarised below:

Soroti District - Like most other districts in Uganda, agriculture remains the main economic activity in the area with emphasis on food crops and cotton as the main cash crop. Finger millet, sorghum, groundnuts, cassava, cowpeas, sweet potatoes, maize, soy beans, simsim (sesame) and sunflower form the main source of food for households, while fruits (such as passion fruits, oranges and mangoes) and vegetables such as tomatoes, onions and cabbages are also grown in the district whose population estimates stand at 445,800 people, with 228,000 female, 217,800 male.

Apac District - The District is bordered by Oyam District in the North, Kole in the North-East, Lira in the East, Masindi District in the West, Amolatar and Nakasongola Districts in the South. The District covers a total area of 2,847 square kilometres of which 9% is under open swamps and water while 15% is under forest with 2,970 square kilometres for human settlement and 2,524 square kilometres suitable for arable farming. Crops production is the major economic activity in Apac, employing about 80% of the population. Arable land is very fertile and makes up 57.88% of the total land area. According to the 5 Years District Development Plan (FY 2010/11 to 2014/2015), the basic type of farm management system is the family farm, with an average land holding of 2+ hectares. Labour for cultivation is provided by the family and traditional communal labour provided by the local population on rational basis. A wide variety of tropical, sub tropical and some temperate crops are produced in the area. The main types of crops produced are food crops (Millet, Maize, Sorghum, Cassava, Peas, Beans, and traditional vegetables). Cash crops include: - Cotton, tobacco, legumes and non-traditional cash crops such as simsim, rice, sunflower, and soya beans.

The farming system in Apac District is not yet developed. Farmers still practice poor methods of opening land by use of hand hoes; small plots are overused due to lack of land for commercial farming, there is declining soil fertility, soil erosion and drought are common. Farmers use local planting and breeding materials, partly due to illiteracy, poverty, tradition and culture. The proportion of families using ox-ploughs is 50%, cultivation unit is usually the household members though communal groups of neighbouring households are also common. Use of tractors for cultivation is almost non existent.

Iganga District – It borders Mayuge district to the south, Bugiri to the southeast, Kaliro and Namutumba to the North and Jinja District to the West. It covers a total area of 1680 square kilometers, much of which is land and swamps. Iganga is basically a rural district (91% of the district population) with over 80 % of the people engaging in peasant agriculture, animal husbandry, fishing and produce buying. The main crop grown for cash is maize though in some parts the *striga* weed has affected its production. Other crops include coffee, potatoes, rice, beans and cassava. Coffee and sugar canes are the main traditional cash crops. Majority of the people live below the poverty line i.e. on less that \$1 a day and can only produce for home consumption.

Isingiro District - Formerly part of Mbarara district, Isingiro borders the districts of Rakai in the East, Kiruhura and Mbarara in the North, Ntungamo in the West and the United Republic of Tanzania in the

South. With a total population of 350,100 people (180,700 female, 169,400 males), the district covers an area of 2657.18 Sq. Km. In terms of climate, relief and vegetation, the district has a hilly terrain with vegetation characterized by a combination of bush and short grass which is suitable for animal rearing. The area receives rainfall of about 957mm annually, which support crop and animal production. In addition, the district has a high potential in terms of mining and lumbering.

Rakai District – With an area of 4,908.5 Sq. Km. Rakai borders the districts of Lyantonde and Masaka in the North and North-East, Mbarara in the West, Lake Victoria in the East and the United Republic of Tanzania in the south. The district lies in a modified equatorial climatic zone with high temperatures and heavy rainfall almost all year round. Based on population projections, there are 433,561 people in Rakai district. Agriculture is the main economic activities with a bias towards food crops such as beans, sorghum, millet, maize, cassava, sweet potatoes, Irish potatoes, ground-nuts, bananas; cash crops such as coffee; fruits and vegetables such as passion fruits, tomatoes, onions, pineapples and cabbage in addition to cattle keeping.

Kasese District – The district is divided into two counties, Bukonzo and Busongora, and is made up of 28 lower local governments. These include one municipal council split into three divisions, 3 town councils and 22 sub counties. The population of Kasese District is concentrated in a narrow corridor of land running between the Rwenzori Mountains and the Western Rift Valley. Considerable pressure is placed on the available land to sustain the current growing population, and also on restricted land to be opened up for future use.

Trade is the main engagement in the urban centres of Kasese, further bolstered by cross border commerce with the Democratic Republic of Congo especially in the border LLG of Mpondwe Lhubiriha. A relatively new economic driver, on a positive growth trend, is the cultivation of maize, passion fruit, mangoes and pineapples, the latter two crops on a commercial scale.

Kabale District – Kabale district is predominantly occupied by the Bakiga. However there are a few other ethnic groups also found in the district. These are mainly the Banyarwanda and Bafumbira. The district is one of the most densely populated in Uganda only exceeded by the Kisoro District.

Agriculture and agricultural related activities are the main occupation of the district. It is estimated that over 90% of the population is engaged in agriculture. The available land for agriculture is estimated to be 1,695 sq.km, while the area under agriculture is estimated to be 1,186 sq.km. The average farm size is 0.5 hectare. The bulk of the crops grown are the traditional food crops that include: - sorghum, irish potatoes, sweet potatoes, wheat, beans, vegetables, maize, peas, finger millet, and coffee among others.

Dokolo District – Dokolo District is located approximately 180 km to the north of Kampala with the District administrative headquarters located in Dokolo Town. It is bordered by Lira and Alebtong Districts to the north, Apac and Amolatar to the west and Kaberamaido District to the South-East. The District has an area of 1,072 km². In 2002 the District had a population of 129,385 which is projected to rise to an estimated 171,000 by 2010 (UBOS projection from the 2002 census). The District comprises a single County (Dokolo) and five Sub-Counties, Agwatta, Batta, Dokolo, Kangai and Kwera.

Lira District – According to the 5 Years District Development Plan (FY 2010/11 to 2014/2015), the economy of the district is mainly based on agriculture, with 81% of the population engaged in subsistence farming. Other sector in economy includes agro processing industries (3.1%), commercial activities and banking (15.9%). At independence cotton was the major cash crop but its production has declined and has lost glory. Crops hitherto were mainly food crops such as millet, simsim, cassava, Groundnut, beans,

pigeon peas, cowpeas, sorghum, sweet potatoes and other recently introduced crops such as rice, sunflower, soya beans, maize and horticultural crops serve both as food and cash crops.

Crop production plays a very important role in the agricultural development in particular and more general in the development of Lira District. Crop agriculture provides food, cash income, employment and raw materials for rural and urban industrialization. It has greatly contributed to the economic growth and development witnessed in Lira in the recent past. Crop production is by smallholder peasant farmers who rely on rain fed agriculture. Apart from OSRIP farms in Itek –Okile, (Barr/Amach sub counties respectively) there are no large screens and untargeted farms in the district. There are many potential areas along wetlands and dams where small scale irrigation can be developed.

Both men and women participate in crop production, but the role of women is much greater than that of men, especially in weeding, processing and storage. Unfortunately very often women hardly take part in the decision-making process at the household level which is an area which is almost entirely controlled by men. Through gender mainstreaming it is, however, possible to increase production and productivity and guide farmers better to make profit, reduces crop losses in the field and post harvest.

NAADS was launched in greater Lira in FY 2002/2003 in five sub counties. Greater Lira then comprised of Lira, Amolatar, Dokolo, Alebtong and Otuke districts. In the last four years, NAADS has expanded to cover all the 24 sub counties in the entire greater Lira. In the first 2 years 7 sub counties were brought on board. In 2005/2006- Amolatar was granted a district status and Lira lost 4 sub counties (Aputi, Awelo, Muntu, and Namasale), in 2006/2007, Dokolo county was curved out from Lira and Lira remained with 15 sub counties (Abako, Adwari, Adekokwok, Alo, Amach, Amugu, Apala, Aromo, Barr, Lira, Ogur, Okwang, Olilim, Omoro, and Orum). 2008/2009 and 2009/2010 otuke (Orum, Okwang, Olilim and adware subcounties) and Alebtong (Apala, Abako, Amugu, Alo and omoro subcounties) were curved out of Lira district.

Currently, NAADS has covered all the sub counties in Lira district. The sub counties are: - Agweng, Adekokwok, Amach, Aromo, Barr, Lira, Ogur and Omoro are 9-year old sub counties; Adekokwok 7-year old, while the sub counties of Barr, Lira are 5 years old. New sub counties that were brought on board in the FY 2008/2009 were Adyel., Ojwina, Railways and Central Divisions. The sub counties of Agali and Ngetta are newly created 2009/10 and will be operational in FY2011/12.

Orientation and Stakeholders education: - NAADS has educated the stakeholders (district councillors, farmers, private sector and technical staff) on the NAADS programme objectives, principles and programme implementation. Most stakeholders are aware of the NAADS programme. The programme educated stakeholders in the new sub counties.

NAADS institutional structures are in place, that is, the farmer groups, farmer fora, lower local governments as well as the district local government. The capacity of the institutions (PCCs, CBFs, and FGs) to handle the programme and the level of awareness have greatly improved. 892 farmer groups have registered and have been empowered to manage NAADS. The interim farmer fora, executive farmer fora and procurement committee are in place.

3.2 Population Dynamics

In Uganda, the 20th century marked an unprecedented population growth and economic development as well as environmental change. The Census report of 2002 put the country's population at 24.7 million people in 2003. The current growth rate of 3.4% per year is higher than the 2.9% that was envisaged for the period 1991 – 2002. Currently standing at 34 million, the population of Uganda is likely to hit 50

million by 2025. Population is a key determinant of economic and social wellbeing and environmental degradation.

Considering the size of Uganda and comparing this with cities such as Mexico and Lagos whose populations are in excess of 20 and 13 million people respectively, it can easily be concluded that Uganda does not have a problem with its population size. While absolute numbers may suggest Uganda is relatively under-populated, the concern is the inability to provide for these relatively few people. In the absence of adequate social services, even a small population becomes a constraint. In addition, a poor population however small, needs attending to otherwise its people may engage in activities detrimental to the environment especially where alternative livelihood options are limited.

The urban population in Uganda has increased rapidly from less than 0.8 million persons in 1980 to 5.0 million persons in 2012, representing an increase of more than six times. This increase is mainly attributed to the creation of new urban administrative units, natural growth, demographic factors (excess of fertility over mortality) and Rural -Urban Migration (UBOS, 2012). Kampala City has by far the highest population density. The population growth rate of Kampala City is above the national average even though the population growth rate of Central region, in which Kampala City is located, is the lowest among the four regions (North, Eastern, Western and Central) in the country. The lowest population density by region is 65 people per square kilometers for the Northern region.

Table 3: Population of Uganda per Region

Population characteristics of Region	1991 population	2002 population	Area (km ²)	Population density (persons/km ²)	Annual average population growth rate (1991-2002) %
Kampala (Central)	774241	1189142	197.0	7258.6	3.7
Central	4843594	6575425	6140.3	175.7	2.6
Eastern	4128469	6204915	39478.8	225.8	3.5
Northern	3151955	5363669	85391.7	64	4.6
Western	4547687	6298075	55276.5	126.9	2.8
Total	16671705	20442084	241550.7	123.9	3.3

The country has a relatively young population with about 60 per cent below 18 years of age and a total population estimated at 32 million people (UBOS 2010). About 51 per cent of this is female. The population of Uganda stands at 30 million of which 50 % is below the age of 15. Despite the high incidence of disease, including HIV/AIDS, Uganda's population is growing fast and is over 80% rural. Human population growth rates for Uganda approach 3%. Human density estimates are also relatively high, with a national average of 102 people/km². The high fertility rate coupled with the young population means that the population will continue rising even if fertility declined. Nearly half of the population is below the age of 15 years and the population structure is expected to remain youthful for the next fifteen years. The population trend described above represents several challenges to future growth and structural transformation unless serious measures are taken to convert it into a population dividend. Already, Uganda has one of the highest dependency ratios in the world (above 1.5) which is expected to rise under the current growth trends. The causes of high fertility include low levels of education, poor access to family planning services with unmet demand estimated at 41%, a low contraceptive prevalence rate of 24 % and early childbearing with 25 per cent of adolescents being pregnant before the age of 19. Other causes include the prevailing cultural and religious beliefs and preferences for large families as a source of social security at old age.

Relation to the project: The high dependency ratio (above 1.5) which is as result of high fertility rate Uganda will need to triple its agricultural production capacity to meet this demand. The ACDP project if effectively implemented will not only cover this looming gap but will also provide the much needed employment opportunities especially to the youth who constitutes the highest percentage (60%) of the population.

3.3 Ethnic Groups

The Uganda constitution 1995 recognizes 46 tribes (GoU 1995) with varying production and consumption patterns. These include; the largest being the Baganda at 17%, Karamojong at 12%, Basoga at 8%, Iteso at 8%, Langi at 6%, Banyankore at 6%, Bagisu at 5%, Acholi at 4%, Lugbara at 4%, Banyoro at 3%, Batoro at 3%, non-African (Europeans, Asians, Arabs) at 1%, and others at 23%.

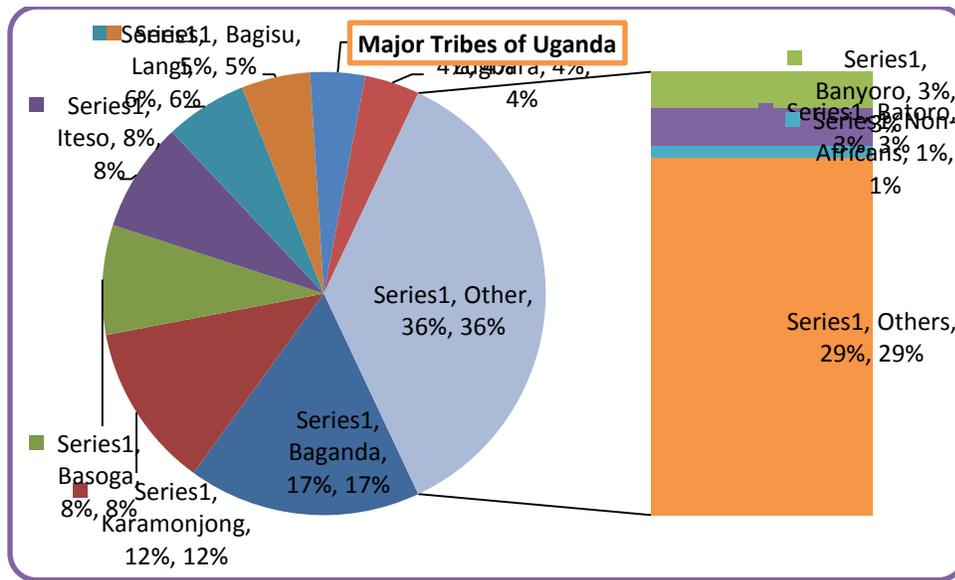


Figure 4: Major Tribes of Uganda

Modes of production and the rural livelihood coping strategies range from mainly cultivators (e.g. Baganda, Bakiga, Bagisu and Basoga) to pastoralists (e.g. the Karamojong and the Bahima) the rest of the people derive their livelihoods from a mix of livestock keeping and cultivation or agro- pastoralism. In addition, Uganda has been and still is, home to several thousand refugees from neighboring countries. There are also other non-citizens residing in Uganda as a preferred place for home or where they are engaged in various economic activities. This mosaic provides Uganda with a rich cultural base and opportunities for agricultural modernization. However, there are also challenges the people of Uganda face, among others are: (i) rapid population growth and the ensuing pressures on the country’s natural capital; (ii) inadequate provision of, and demand for, social services and infrastructure; and (iii) high demand for land (iv) poor environmental conditions.

Relation to the project: The approach of the ACDP project which is aligned to clustering two or three districts according to their production competitiveness advantage has so much to do with the different livelihood coping strategies according to the different cultures. If enhanced this will lead to increased production, access to markets and hence increase in household income.

3.4 Terrestrial Resources and relation to the project

a) Land resources

Land Tenure systems in Uganda

The tenure systems were restored by 1995 Constitution and these are articulated in the Land Act of Uganda 1998 as follows: customary, *mailo*, leasehold and freehold systems. Customary tenure is the most common tenure system in Uganda whereby access to land is “governed by the customs, rules, and regulations of the community.” Holders of land under the customary system do not have a formal title to the land they use, but generally have secure tenure. This is a common mode of ownership amongst peasant communities in the countryside in Uganda.

Mailo tenure is a quasi-freehold tenure system established in 1900 by the British colonial government to reward colonial agents who advanced British interests in many regions of Uganda and remains a relatively secure and well-defined system of tenure, particularly in the Central region. An important feature of *mailo* systems is that much of the land is used by tenants who are restricted in their security of tenure on the land they farm. It is a common system in central region i.e. Buganda.

Freehold tenure is a system whereby owners of the land have a title to their land which allows them to hold the registered land indefinitely. The landowner is given complete rights to use, sell, lease, transfer, subdivide, mortgage and bequeath the land as they see fit, so long as it is one in a manner consistent with the laws of Uganda.

Leasehold tenure is a system where the owner of the land grants the tenant exclusive use of the land, usually for a specific period of time. Land may also be leased from the state to individuals for typical lease periods of five, 45, or 99 years. In return, the tenant usually pays an annual rent or service under specified terms and conditions. Leaseholders may or may not hold formal contracts with the owner.

Land ownership and Agricultural productivity in Uganda

With Uganda’s population density now around 230 persons/km² which is considered far above the threshold of 100 persons/km², density intensive methods of farming are increasingly becoming necessary in Uganda (IFFRI, 2008). Households with limited access to land are found to use more labor per unit area cropped, substituting more intensive and labor-demanding production for extensive, land-demanding production. Although Ugandan farmers generally do not use inputs such as fertilizers, pesticides, hybrid seeds, and modern land management practices, land-poor smallholder farming households have been found to use many of these inputs more intensively than farming households with larger landholdings. As a result of higher labor and input use, land-poor households obtain higher value of crop production per acre, although they have substantially lower incomes per capita than land-rich households. As such, access to land is one of the key factors affecting the intensity of land management, the use of higher-yielding agricultural technologies, the profitability of agricultural enterprises, and rural poverty.

Moreover, factors other than land tenure may play a bigger role in determining farmers’ decisions to invest in their landholdings. These include agro-climatic conditions, population density, farm size, presence of perennial crops on the land, access to local markets, and distance of the plot from the homestead, especially for bulky products. Thus, while land tenure does impact the level of investment made in agriculture, it is may not necessarily be the most significant determinant in this regard.

It should also be noted that land ownership, use and management in the wetlands and more so in the irrigation rices schemes in Uganda as well as the varying land tenure systems in the country pose equity challenges and sometimes result in conflicts within and amongst the communities occupying and working on the land.

Relation to the project: *Availability and access to land is increasingly becoming difficult in Uganda, especially for the poor. With the increasing population growth versus the constant amount of land available, this has led to the population invasion of wetlands, forests and other protected areas with impunity. Several land grabbing scandals are now common due to increased demand for land. In the past communities used to offer land for Government or community projects without any compensation but this is no longer the case. Component two of the ACDP project which lead to rehabilitation and expansion of community access roads and irrigation schemes which definitely impact on community land, property and crops. If not properly handled communities may affect the project implementation.*

Given the complexity of issues around the land ownership, use and management in the already existing irrigation schemes, which have been proposed for improvement and expansion, and the planned activities in the post-conflict region of Northern Uganda, it is recommended that that a Land study and a Social Assessment be undertaken. The land study will provide for insight into land ownership status including occupants, users, claimants, etc., and identify potential issues likely to arise out land taking for project activities based on historical and other factors. The study will also propose recommendations for addressing the likely challenges related to the sharing of scarce resources like land and water. Further, site specific social assessments will be undertaken to obtain discernment into the social terrain of the area and the concerns of the people in the locality and obtain their suggestions for the way forward. The social assessment will include strong gender analysis to provide for information on the roles of men and women in agricultural related activities in the areas and how they might be affected, as well as their proposals for active and sustainable participation in the project and benefit sharing in the proposed project. The studies will be undertaken parallel to the pre-feasibility studies once the project becomes effective in the first year and will provide the much needed input for the preparation of the RAPs, which also include practical grievance redress mechanisms in the respective sub-projects.

b) Forestry Resources

Generally due to tightened controls, loss of forest cover in protected forests has been reducing and total cover is stabilizing. Unfortunately, forests in protected areas make up only 30% of the national forest cover. The remaining 70% are on private and customary land where deforestation rates are high as a result of conversion of forest areas into agricultural and pastoral land. Furthermore, the country's harvestable timber resources are almost exhausted. Hence, to increase forest cover and ensure increased supply of timber, the Saw log Production Grant Scheme (SPGS) and other licensing measures including charging economic rents for timber were introduced. SPGS funded by European Union supports private sector development of large forest plantations.

Some of the access roads to be rehabilitated may be passing through some government or private forests therefore this RPF gives guidelines on how to handle the issues of compensation when it comes to destruction of the forests.

c) Rangeland resources and livestock production

Rangelands, mostly found in the cattle corridor 'occupy 107,000 km² or 44% of the country's land area. In some places, the conditions of the rangelands are deplorably over-grazed or, and through wind and soil erosion, bare. The rangelands are also located in arid and semi-arid areas, themselves fragile ecosystems. In the extreme, pasture and water scarcities are contributing to frequent conflicts between cultivators and pastoralist in the first place, and among pastoralists themselves. The number of cattle, goats and sheep is on the increase and hence there is need to pay attention to the carrying capacity of Uganda's rangelands. During the reconnaissance tour of the ACDP project districts and irrigation schemes it was observed that much as crop production is emphasized in the ACDP project there is bound to be conflict of resource use with the communities interested in both crop production and livestock keeping.



Conflict of Use – Animals grazing in Rice fields. Farmers complained of animals eating up their crops. (a big source of conflict)

Figure 5: Conflict of Resource Use- a major source of conflicts among communities

d) Wildlife resources

Wildlife constitutes an important resource base for the country as a source of recreation/ tourism revenue, nature studies and scientific research. By 1994, wildlife populations whether inside or outside protected areas represented a small fraction of what they were in the 1960s, with some species such as both the black and the white rhino becoming extinct. By 2004, the populations of wildlife in protected areas had stabilized, and some even increased, although marginally. Outside protected areas, the decline in wildlife population continues as a result of increased hunting, blocking migratory routes and habitat conversions, among others. The Uganda Wildlife Authority is piloting the conservation of wildlife populations outside protected areas through measures such as the operationalization of the different classes of wildlife use right provided for in the Wildlife Act. Also, communities adjacent to wildlife protected areas are being encouraged to appreciate the presence of wildlife through benefits (including revenue) sharing with local communities, which is expected to benefit schools as well.

Relationship to the Project: *Though it is anticipated that no wildlife resources would likely be affected by the ACDP project since the emphasis of the project is arable land. However, since wildlife can also occur in un-protected areas, wild animals might stray into farms or gardens. Protection of any such stray animals is a duty of Uganda Wildlife Authority (UWA) which should be informed when they are encountered any time during project implementation.*

e) Mineral resources

Many minerals occur in Uganda including gold, tin, gemstones, limestone, clay, salt and stone aggregate. Commonly these are mined at an artisanal and small-scale mining. Artisanal gold mining in Mubende and Bushenyi is widespread and in some cases children are reported to be involved in these activities, hence dropping out or missing school. Cement and aggregate (crushed stone) will be required in the rehabilitation of bridges, dams and embankments of the access roads.

Relationship to the Project: *Community access roads will mainly be rehabilitated using marrum which is going to be acquired from with the communities. This will lead to increase in household incomes of the communities who will sell their marrum to the contractors however, it is a common occurrence that these borrow pits are never restored after the road works leading water stagnation hence a breeding site for mosquitoes and also danger to children and animals.*

3.5 Aquatic Resources

a) Wetlands

Ownership of wetlands in Uganda

In the colonial period, the wetlands like other natural resources, were designated as reserve lands. Much as the wetlands legally belonged to the central government, the traditional institutions through monarchical systems played a big role in their protection. These were almost exclusively based on traditional beliefs and spiritual attachment. With political changes since independence, the powers of traditional institutions were reduced. As a result, they lost direct control over these resources. The communities also lost the sense of attachment to such resources. Consequently it became difficult to understand the definite tenure and property arrangements pertaining to wetlands (MISR, 2007).

The government in mid-1960's also encouraged the drainage of swamps, by way of reclaiming them for agricultural expansion and other activities. In the Western Ugandan district of Kabale, wetlands were leased to dairy farmers who drained dairy and horticulture farming (MISR, 2007). There were no regulations provided to guide wetland drainage. This led to massive drainage especially in densely populated districts such as Kabale, Bushenyi and Iganga. This also increased drainage of wetlands in urban areas due to industrialization particularly in the industrial districts of Kampala and Jinja in 1970s and early 1980s. Wetlands were the soft target for infrastructure development due to their low acquisition cost.

The Land Act 1998 deals with issues of land ownership. According to this Act Wetlands in Uganda are held in trust by Government and local Governments for the good of all the citizens of Uganda in accordance with the Constitution 1995. Just like the Local Governments Act 1997, the Land Act devolved responsibility of wetland management to the district authorities. There is however limited awareness about its provisions and therefore, local communities still lay claims on wetland areas as individual lands. Of recent some government interventions targeting wetlands have been resisted by communities on grounds that, the wetlands in question are their individual/ private properties.

Rice is one of the crops that ACDP project is going to promote, apart Kibimba, Doho, Olweny rice schemes that are organized and farmers practice sustainable use of the wetlands the rest of the rice producing districts depend on the wetlands and swamps for rice growing moreover without any consideration of any conservation measures. *Recently the New Vision news paper of 21st January 2014 reported that; Government efforts through the Wetlands Division of Ministry of Water and Environment and Japanese International Cooperation agency to launch an 8 Billion project aimed at promoting sustainable use through a management plan that would include protecting and restoring valuable biological resources in the wetland system and promoting sustainable utilization of the wetland resources among others to maximize production of the Doho-Namatala Wetland near Mbale in Eastern Uganda was frustrated by communities who almost lynched the Minister, the Japanese and Government Officials.* Consultations from the District officials also pointed at uncoordinated use of wetlands and swamps for rice growing by communities without any control. This is exacerbated by the politicians who are in fear of implementing the laws in exchange for votes.



Virgin chunks of Wetlands being invaded by communities without control

Figure 6: Indiscriminate Use of Wetlands

Relation to the project: It was recommended that the ACDP project allocates funds for the purposes of mobilization and systematic sensitizations of the communities on sustainable use of the wetlands while using grass root structures such as the CDOs other than starting with Ministers. The Lwoba scenario where communities work around one model farmers could also be benchmarked for regions where the ACDP project intends to initiate irrigation schemes.

b) Water

Water is life, and Uganda has significant quantities of the resource. From both hydrological and social water scarcity considerations at the moment, Uganda is not water stressed. However, by 2025, indications are that there will be reason to worry as a result of increasing demands for human, livestock, wildlife, irrigation and industrial water. Uganda is ranked in a group of countries that must plan to secure more than twice the amount of water they used in 1998 in order to meet reasonable future requirements. The quality of the water from available sources is another area of concern principally as a result of pollution – residential, industrial and agricultural land discharges into the open water bodies. To some extent the buffering capacity of wetlands is making a contribution towards reductions in pollution, but this will continue only if the integrity of the wetlands can be sustained.

Relation to the project: the ACDP project intervention of strengthening the existing Water User Association (WUA) through training is most welcome for significant conservation of water while at the same time using it for production, domestic and livestock.



Communities use water from the scheme without any treatment this can cause water borne diseases and could be worsened by introduction of pesticide & fertilizer in the schemes.

Figure 7: Other Uses of Water at the Rice Scheme

c) Fisheries

The fisheries resource of Uganda has been an important source of high quality solid animal protein. On average Ugandans were consuming about 13 kg/person/year by 1994. As of 2005, this consumption was estimated to have declined to about 13kg/person/year, mainly as a result of increasing scarcity and cost. Exports of fish products are also on the increase. There is evidence of localized over-fishing in certain water bodies. Two lakes (Victoria and Kyoga) and two species (Nile Perch and Tilapia) account for over 80% of annual harvest, implying a high level of selectivity. On the other hand, the Nile Perch, a carnivore, is having a divesting effect of the fish biodiversity of the Victoria and Kyoga.

A few fisheries policies are in place and seek to address, among others, enhanced aquaculture development by adding 100,000 tons per year in the fisheries capture of about 330,000 tones so as to raise combined long run sustainable supply to 430,000 tones.

Relation to the project: Ugandans have of recent embraced fish farming using man made ponds; this is not only a boost in the protein uptake for families but is also a source of income for households. During the visit to Doho rice scheme, it was observed that farmers encounter mud fish in the fields and it was also reported that the Dam which acts as a reservoir for the scheme is a home to fish which remains unharvested due to the restriction of entry. Both district officials and community members recommended that the ACDP project incorporates fish farming for the communities around wetlands/swamps or during the rehabilitation of irrigations provide for fish farming as one of the interventions.

3.6 Cross-Sectoral Resources

a) Energy

The dominant source of energy in Uganda is biomass and this is expected to remain so in the foreseeable future in spite of plans to increase hydropower energy production. However, the share of clean energy in total consumption is gradually increasing, in part as a result of programs like the Energy for Rural Transformation. Production of energy is being liberalized, attracting an increasing interest among private investors. The adverse environmental effects of clean production are mitigated through the EIA guidelines for Uganda 1997 and the EIA guidelines for the Energy Sector. There are some efforts to promote clean energy sources such as solar and biogas. Unfortunately, capital investment required is not yet afforded by the rural poor.

Relation to the project: *In rural areas, it is a responsibility of women and children to travel long distances in search for firewood for domestic use. ACDP project will definitely have a positive impact on this through the rehabilitation of the community access roads that made the distances to look for fuel wood much shorter and safer hence giving women and school going children more time for other activities and school respectively.*

b) Biodiversity

Uganda is endowed with a very rich and varied biodiversity due to its biogeographical setting, varied altitudinal range and extensive drainage systems. This biodiversity is a national asset supporting rural livelihoods and contributing to commercial economic activities. The contribution of Uganda's biodiversity resources, organisms or parts there-of, population or other biotic components of ecosystems with actual or potential value for humanity has been estimated at \$1000 million per year, balanced against economic costs of \$ 202 million plus losses to other economic activities of about \$49 million per year. While Uganda continues to lose some of its rich biodiversity, the rate of loss has been reduced somewhat. Reflected in terms of living Uganda's Index, the country out-performs Planet Earth as a whole when Living Planet Index is considered. The loss of biodiversity in protected areas has to a great extent been stopped and the trend reversed between 1990 and 2005. Outside protected areas biodiversity loss was still continuing as of 2005. The loss of biodiversity is largely the result of habitat conversion and introduction of exotic species.

Relation to the project: *The ACDP project through clearing vegetation during access road rehabilitation and when farmers clear the wetlands and land for increased agriculture will lead to loss of some wetland vegetation species. With increased farm inputs and mechanized farming, it is anticipated that farmers will clear more wetland affecting breeding grounds for some birds like the white Egrets*

c) Tourism

According to Uganda Tourism Board (UTB), Uganda's tourism earnings have doubled in the last five years from USD \$ 440 m to \$800 m in 2012. Uganda is now ranked top in tourism industry growth in Africa. According to the 2011 tourism review in Africa, Uganda's tourism sector grew by 25% in 2011 while that of South Africa and Tanzania realized growth of 21% and 13.4% respectively. Uganda's tourism growth is attributed to its top tourist destination hubs like Murchison Falls National Park, Queen Elizabeth national park, Bwindi Impenetrable Forest renowned for its Mountain Gorilla Safari activities.

Relation to the project: *Apart from the traditionally known tourist attractions, the liberalization of the economy has encouraged private entrepreneurs have embraced tourism as a business and therefore the rice schemes can serve as tourist attractions if properly development. The proprietor of Lwoba Farm in Butaleja has plans to start Leisure Park near the river where the irrigation water is controlled.*



Beautiful scenery of the Weir, the proprietor of Lwoba who owns the adjacent land plans to establish a leisure park

Figure 8: Potential Tourist Attraction Site

3.7 Human settlements, housing and urbanization

In general and particularly in rural areas, settlement patterns are wasteful of land and increase the cost of providing services to the areas. The settlements are also largely unplanned; and where plans exist they are often not adhered to. The quality of Ugandans' housing has improved over the years. When compared to the situation in 1991 where over 85% of the households in both urban and rural areas had rammed earthen floors, by 2002 only 29% urban and 77% rural households had them.

Although Uganda is one of the least urbanized countries in the world in absolute terms, the urban population is growing. Beginning from about 635 00 in 1969, the urban population increased to 938 00 in 1980, 1,890,000 in 1991 and 292,200 in 2002. The urban population is also growing faster (3.7%) than the national average (3.4%). The growth in the urban population means that pollution issues such as solid wastes management, and the provision of adequate safe water and acceptable level of sanitation coverage will have to be addressed.

Relation to the project: due to land scarcity and low enforcement of land use zoning, it will be difficult to realize the impact of the ACDP project on communities because they will continue using the limited land available and because of its size meaningful mechanization of agriculture may not be achieved.

Safe water and sanitation

Access to safe water and sanitation in both urban and rural areas has increased compared to the situation 10 years ago. For example in 1991, only 11 towns had the services of the National Water and Sewage Cooperation (NWSC) but now the corporation covers 19 towns. By 2004, rural access to safe drinking water had increased to 57% while the urban one was at 67%. If current trends continue, and incremental investment funds are procured, Uganda should meet its Millennium Development Goal on water supply. While safe water access per se has improved, functionality of water points is another key issue. Also, the costs of water in urban areas and the distance travelled to and queuing at water points in rural areas easily

undermine accessibility. As far as sanitation is concerned, latrines coverage, the board indicator (as a measure) of environmental health had improved from 41.7% in 1999 to in 2002.

Relation to the project: Availability of adequate water for drinking and sanitation is still a challenge in many rice growing scheme/farms because they cannot dig pit latrines in the wetland due to the low water table. Officials in Butaleja district reported outbreak of *Bilharzias* disease which related to poor sanitation in the rice fields. Farmers in Lwoba requested for mobile toilets but again the challenge is on how to empty them because there are no roads. However, with the implementation of the ACDP project access to the farms will be eased and hence the mobile toilets could be a solution.

3.8 Poverty

A May 2013 Poverty Status Report released by Uganda's Ministry of Finance Planning and Economic Development (MFPED) indicates that poverty levels among Ugandans have continued to decline, a trend that gives hope that the country's economy will continue to grow. According to the study report, the country's poverty levels have been on the downward trend since 1992 except in 2002/03 when a survey indicated that poverty levels had gone up. The number of people who are absolutely poor was 9.9 million (56.4%) in 1992/93 and reduced to 7.4 million (33.8%). In 1999/2000, the number however went up slightly to 9.3 million (38.8%) in 2002/03 but it reduced to 8.5 million (31%) in 2005/06 and to 7.5 million (24.5%) in 2009/10. MFPED attributes the reduction in poverty levels to the reduction in the number of households relying mainly on subsistence agriculture.

Relation to the project: The ACDP project will go long way in enhancing household incomes hence reducing poverty at household level. Declining poverty levels mean that even parents in rural areas will afford to take children to good and private primary school and will afford quality healthcare.

3.9 Health

Key health statistics in Uganda are outlined below:

- In 2011, Uganda Government owned the highest percentage (46%) of hospitals in the country followed by private Not-For-Profit entities at 43% while private For-Profit organizations owned 11%.
- In 2011, polio immunization coverage was 95 % among the children below 5 years of age.
- In 2010/11, there were 34.9 million Out Patients Department (OPD) visits as compared to 36.8 million visits in 2009/10 in government and private Not-For-Profit healthcare facilities.
- Latrine coverage at national level has continued to improve for the last five years, standing at 71 % in 2010/11 from 69 percent in 2009/10.
- Malaria remains the highest cause of both morbidity and mortality among the children below 5 years of age. This is the age at the bottom of the primary school-going children and prevalence is higher in rural areas.

Relation to the project: High malaria prevalence among children in rural areas without healthcare facilities or where access is difficult may lead to children often missing school. While the project will not provide malaria control treatment or mosquito nets, training given to farmers could include instruction about cost-effective easy to learn malaria control practices that can be told to parents. This instruction could also apply to sanitation-related diseases that can be prevented by simple cleanliness habits such as hand-washing after using latrines or before eating food.

3.10 Cultural heritage

Cultural heritage is part of humanity's link with the world and its past, its achievements and discoveries. The National Environmental Act provides for protection of the country's cultural heritage. About 187 cultural, historical and para-archaeological sites have been identified and their specific locations recorded in Uganda.

Relation to the project: This will only be relevant to the proposed in the unlikely event that during the rehabilitation of access roads and irrigation schemes physical cultural resources are encountered or when chance finds are encountered during construction works. A protocol to manage chance finds if encountered at any site during project implementation is provided in a separate ESMF for the same ACDP project.

3.11 Road infrastructure in Uganda

In Uganda, Community access roads comprise 43% and they form a link in the road network between farmer communities and other transport networks. Community access roads are characteristically narrow, pot holed; their edges have over-grown vegetation to the road verges, and in the rainy season become less impassable while in dry seasons, they are grossly dusty.

In 2005, a comprehensive review of Uganda's agriculture and rural sector was carried out by the Government of Uganda (GoU) in collaboration with the African Development Bank (AfDB). The review, which was undertaken under the auspices of Uganda's Plan for Modernization of Agriculture, identified a number of gaps (including gaps in investment), in infrastructure for access to markets, infrastructure for agro-processing, and the management of environmental and natural resources. The review revealed that transport constraints were hampering the sellers of agricultural produce and stymieing the development of an efficient marketing system. The lack of access roads in many rural communities made it extremely difficult for farmers to market their produce. This limits farmers' productivity, contributes to their apathy about technical innovations, and burdened traders in rural areas with high transaction costs and at the end of it, farmers receive lower prices from their produce.

Poor roads increase transportation costs for all commodities, resulting in lower returns to producers and higher prices for consumers. For example, transport costs constitute up to one-third of the wholesale price in Kampala for cassava produced in and shipped from Kapchorwa District.



Figure 9: Common countryside scenes of community access roads in Uganda

Relationship to the Project: The ACDP project will support rehabilitation of 1,700 km of farm access roads in total. The project will not support opening up of new roads but rather concentrate on improving existing access roads. The priorities for road investment at district level will be based on the size of agricultural production for respective commodities. Access road works will include reshaping (slight earthworks), provisions for culverts and small bridges and limited lateritic lining to treat critical points as needed. Roads design could include drainage ditches where longitudinal slopes are accentuated.



Some of the Access roads used by farmers in Butaleja; only comfortably used during the dry season, in the wet season the roads get sub-merged and are not motorable.

Figure 10: Some of the Access Roads to be Rehabilitated

3.12 Irrigation Agriculture in Uganda

Irrigation has the potential to contribute to food security, poverty alleviation and economic growth, but given the immense potential that improved rain fed agriculture has for food security in Uganda, the high investment costs associated with irrigation development suggest that the sub-sector should be more oriented towards economic growth and poverty alleviation i) at the schemes in terms of improved yields and higher value production; and elsewhere ii) added value activities and livelihood differentiation accruing to increased trade goods and market activity. The Overall Objective of irrigation development in Uganda, in line with the NDP is therefore: ***“Poverty Alleviation and Economic Growth as a result of the sustainable realization of the country’s irrigation potential mitigating the effects of climate change and contributing to the transformation of Uganda society from a peasant to a modern and prosperous country”***

According to Uganda Census of Agriculture Report 2008/2009 by UBOS, out of nearly 3 million agricultural households surveyed countrywide, an estimated 31,000 (0.9%) reported having presence of irrigation on their holdings which implies that, agriculture in the country is still predominantly rain fed. On regional analysis by the same survey, eastern region had about 17,000 (53.5%) of agricultural households reporting presence of irrigation at their holdings followed by western region with an estimated 6,305 agricultural households (20.1%) and least being northern region with 2,776 agriculture households (8.9%).

Population growth in Uganda is high. As families have more children, farmland gets fragmented into small plots for the many siblings, productivity reduces and the dependence ratio grows. That, coupled with unpredictable weather, the result would be food insecurity, and automatically a poor country. For purposes of ensuring food security in Uganda therefore, irrigation is a better option to introduce to people for adoption.

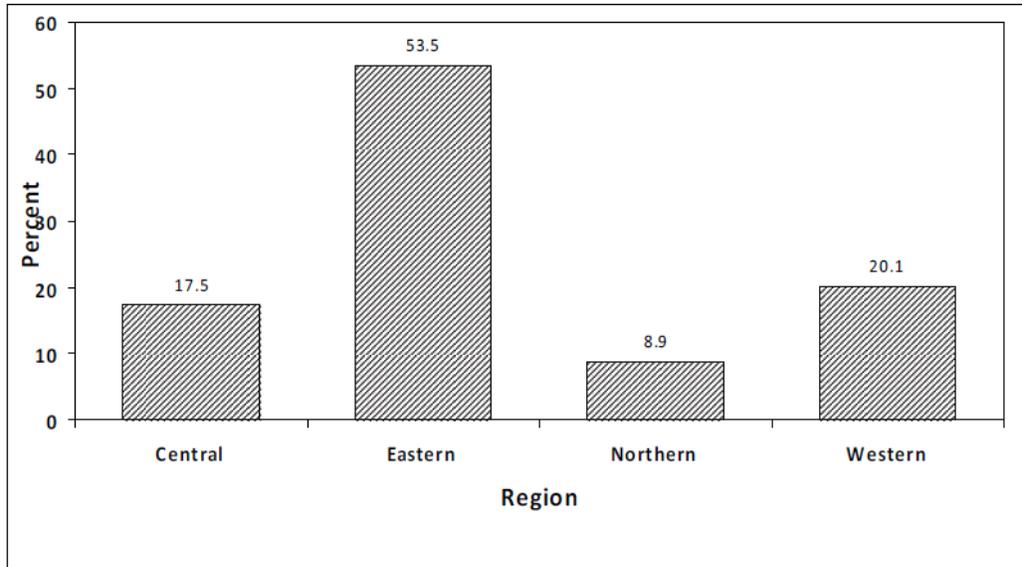


Figure 10 : Percentage of Agricultural Households that Reported Presence of Irrigation on their Holdings by Region (Source: UBOS, 2010)



Due to irrigations farmers are able to produce all types of crops throughout the year.

Figure 91: Benefits of Irrigation Agriculture

Relationship to the ACDP project: The project will: (i) apply water control for rice production to target 200% cropping intensities and higher yields on 6,000 ha of non-equipped or partially equipped lowlands which are already producing paddy. It is expected that this development will target some 21 irrigation schemes (comprising 3,000 ha small-scale and 3,000 ha medium scale) in 5 clusters over 10 districts; cluster 2 (Iganga, Bugiri and Namutamba), cluster 3 (Pallisa, Tororo and Butaleja), cluster 5 (Soroti and Serere), cluster 6 (Amuru and Nwoya), cluster 7 (Lira) and cluster 10 (Hoima). The schemes have been selected on the basis of District priorities and spatial concentration and will be subject to a pre-feasibility study in order meet essential technical, environmental, social and cost-effectiveness criteria, both in terms of development and operation & maintenance (O&M) costs. Particular attention will be paid to securing land tenure agreements and wetland conservation measures. Development is expected to include internal and access road construction over lowland terrain with associated geotechnical risks. In some cases, the construction of river training works, bunds and small dams will be involved.

3.13 Gender Issues in the Agriculture Sector in Uganda

Overview

In Uganda, 80% of the population depends on agricultural production while in the rural areas more than 85% of the total population depend on agriculture as the main source of livelihood either as pure subsistence or with little commercial farming. Agriculture is also the main occupation of women. Nationwide, 72% of all employed women and 90% of all rural women work in agriculture. Only 53% of rural men do so. The majority of subsistence farmers are poor men and women faced with many constraints that keep them poor such as lack of knowledge and skills, lack of credit, lack of information about what to produce and how to produce to earn more money, HIV/AIDS, malaria, insecurity and poor yields as a result of use of rudimentary technologies. However despite these constraints both men and women continue to play a critical role in the agriculture sector, producing, harvesting, processing, marketing and producing food that is consumed at the household levels and also compared to their male counterparts. A higher proportion of Women Headed Households (WHHs) (39 percent) lack formal education compared to only 10 percent of their male counter parts (UBOS, 2007).

Gender issues in land tenure and access to farmland

Uganda's divergent land tenure system and overlapping land rights have impacted negatively on different gender and on long-term investments in the agriculture sector. Furthermore, many landless potential farmers (especially the women) cannot easily access land because of the costs involved, cultural norms and the threats imposed by the existing overlapping land rights. Women provide from 70-80 per cent of agricultural labor and yet few have rights to own (7%) or control use of land.

According to the Land Policy, the gender structure of the land rights varies across the country but in general it is highly unequal. For example, women work on the land more than men but have unequal land rights. The women's rights tend to be limited to access, while men are more inclined to enjoy ownership rights. Available literature indicates that, only 30% of women have access to and control over proceeds from land but ownership and control over land is ultimately with men. In general terms, women's access to land is usually through their spouse or male members of their family. Loss of the spouse increases the chances of violation of their rights to land. However, in urban areas, some working women are able to purchase land and in cases where poor women have taken on the role of family breadwinner such as when widowed, women have full control of land.

Gender Involvement in Agricultural Activity

UN Women and FOWODE 2012 reports that in 2004 there were more MHHs (73.1%) than WHHs (26.9%) involved in the agriculture sector in Uganda and to date, the situation has not changed much. Consequently, more MHHs are involved in agriculture than their counterparts the WHHs. In addition, older people are more greatly involved in agriculture as a means of livelihood than all the other age categories. It should however, be noted that children headed households too, especially in the rural areas are highly engaged in agriculture (Figure 5).

Predominantly male tasks in agriculture include the felling of trees, ploughing with oxen or tractors, digging holes, the purchase and use of chemicals, looking for markets and the sale of produce. Women usually undertake sowing, harvesting, head loading of produce, crop-drying, winnowing, seed selection, pig and poultry-rearing and bartering sunflower seeds for oil. Other tasks, such as weeding, bagging and crop storage, are almost equally undertaken by both women and men. It is estimated that women do 85% of the planting, 85% of the weeding, 55% of land preparation and 98% of all food processing.

However, decisions to market are mainly made by men (70%), or are made jointly (15%). In rural areas, it is estimated that women's workloads both in the agriculture sector and household considerably exceed

those of men. Traditionally, men tend to be responsible for the cash crops, but male labour is usually withdrawn if those crops decrease in profitability. This happened with many crops in the seventies and eighties, when producer prices were unfavorable. When market conditions change, attracting male labour back to such crops may be difficult. In most districts, the MHHs act as employers within the agriculture sector while WHHS are largely employees.

Gender Dimension in Crop Farming

The majority of households involved in agriculture in Uganda are engaged in crop farming; with almost equal representation of adult WHHs (98.4%), (UN Women and FOWODE, 2012) and MHHs (98.7%). Almost all the elderly headed households, irrespective of sex are engaged fully in crop farming as a livelihood means, possibly due to the fact that, they cannot offer their labour for other productive activities due to limited physical energy and age constraints. Most households do allocate land to growing cash crops such as coffee, cotton, maize, beans and cassava. In many cases, WHHS normally allocate less land to growing cash crops giving more land to food crop growing and the reverse is true for the MHHs.

Gender Dimension in Market Access and Availability

Farmers are motivated to produce when they are sure of good yields and markets for their commodities and a good price. A study carried out by MoFPED in 2008 presented that the majority of households reported availability of a market for most of the agricultural products within their sub-counties with exception of oranges, mangoes, pineapples, coffee, tobacco, simsim and rice. These are the high value commodities that are mostly grown by the MHHs. Most households also reported improvements in markets for cattle, goats and poultry, irrespective of the gender of the household head but improvements were greater in urban than rural areas.

Gender roles within the households and agriculture sector

Studies in the gender division of labour indicate that women have the prime responsibility for domestic duties and food production while men spend time on productive activities or at leisure. Both women and men contribute to agricultural production, with the women playing a bigger role and in most cases entirely responsible for food production while the men grow cash crops. Women are found to be responsible for small-scale livestock rearing while men care for the larger livestock, particularly cattle. Women do most of the harvesting but in most cases are not responsible for marketing— a male domain. However, changes in gender roles have been noted with women especially in urban areas doing more income generating work other than agriculture and yet the men are not taking on any more responsibilities. Hence, women's roles and responsibilities have increased to the extent that time is now a constraining factor.

Patriarchy in land ownership at household Level

One of the problems of agricultural production at household level is patriarchy. By definition, patriarchy is a system of male domination. In this case, the gender domination is in terms of land ownership and use. Like landlordism, patriarchy is a socially embedded institutional norm which runs counter to the realities of agricultural production. However, unlike landlordism, patriarchy is gender-based and typical stereotype that, women who produce food, do not own the land. The males who predominantly own the land de-emphasize food production in favor of 'cash crop' production. The result is limited attention to agricultural production for household and national food security.

The recent transformation of traditional *food* crops (such as bananas, maize, beans and rice) into marketable crops has had important gender dimensions. These products have become male crops (Golan and Lay, 2009). Male domination in the control of cash crops springs from the gendered link between 'cash' crops and access to power in the household political economy. Evidence suggests that the new cash crops claim a larger share of household land. They also claim a greater share of family labour and other household productive assets.

The problem is that the elite women who push for gender equality in land ownership may be urban-based. Like their elite male counterparts, the elite women are divorced from active agricultural production. Most of them own land not as a tool of agricultural production, but for speculative purposes. With a few notable exceptions, Uganda's elite women and men primarily acquire land for speculative purposes. Land is seen as a better store of value than bank deposits. The elite class prefers to invest in real estate, not productive farming. In short, the land acquisition drive of the elite class in Uganda is propelled by widespread worries about state failure to provide reliable sources of livelihood (during active service and after retirement).

3.14 Efforts undertaken by MAAIF to Engender Agriculture Sector

Gender focused activities

In FY 2010/11 MAAIF focused on increasing incomes and promoting equity among farmers in line with the Agriculture Sector Development Strategy and Investment plan (DSIP) 2010/11–2014/15. However, MAAIF and the other institutions have not taken steps to engender their plans except for NARO which has a Gender Action Plan.

Gender in Policy statements

MAAIF and its affiliated institutions have incorporated gender issues in their policy statements for 2010/11 and 2011/12 as required by the Ministry of Finance, Planning and Economic Development Budget Call Circular. Important to note is that as much as gender sensitive activities are identified they are not usually allocated budgets.

Promotion of labour saving technologies and mechanisms

MAAIF has developed and is promoting appropriate technologies including animal traction and mechanization which when popularized will help in saving labour and time especially for women farmers and allowing them to do other productive work. However, these technologies still be on a small scale thus, benefiting a few farmers.

Formation of Women Farmer Groups

The sector through NAADs has promoted the formation and institutional development of farmer groups to facilitate access to agricultural extension services, demonstrations and learning. Emphasis has been put on promoting the formation of more women farmer groups since they are the main players in the agriculture sector.

Relationship to the ACDP Project: *The project concept and proposal development provides a clear analysis on key issues affecting several categories of beneficiaries of ACDP such as gender and youth and related regional imbalance in respect to agriculture. In addition, sex disaggregation of activities, approaches and monitoring takes in account gender challenges and specific impacts in increasing agricultural productivity of the selected commodities. The gender mainstreaming will explore incorporating affirmative actions in activities including (but not limited to) training, financial access, land access and use (on the irrigation schemes), access to inputs and all other component areas. MAAIF through this project will consider designing interventions that bring women on board for equitable empowerment and poverty reduction through increasing their participation and involvement in market oriented agriculture given their already vulnerable position in access and owning production assets. In addition, MAAIF will ensure that the project monitoring information system (MIS) will provide gender disaggregated data to the extent feasible to generate data for the measurement of the results indicators. Site specific social assessments will include gender analysis during project implementation. The Gender Focal Officer in MAAIF will be instrumental in supporting these assessments and mainstreaming the findings.*



Men clearing land at Lwoba



A man slashing around the canals at Bwiryia



Boys camped at Lwoba to scare birds



Boy on duty to scare birds at Lwoba



Winnowing, usually done by women



Women selling rice in Pallisa

Figure 102: Gender Issues in Rice growing areas (Child Labour)

3.15 Conflict analysis (in the post-conflict areas)

Conflict issues play out differently in some of the Clusters in the ACDP project areas. Competition over natural resources and property: such as land, oil, forests and minerals is so eminent in these areas that land acquisition for the ACDP project if not handled well may escalate the already existing post war conflicts in these areas.

According to the history and specificities of each area, though all are undergoing dramatic social and economic changes that could cause social instability are being attended to by different stakeholders it is important the ACDP project implementers work with the already existing structures to sort out conflicts that may arise as a result of the land acquisition.

It is noted that many communities in northern Uganda appear to be in a state of latent conflict, with increasingly frequent manifestations of overt conflict in the form of clashes between communities and government officials (district, UWA, NFA), violent community disputes over boundaries or resources, or sexual and gender-based violence (SGBV) amongst other examples. The inadequately addressed legacies of the war with the Lord's Resistance Army (LRA), fuelled by new and long-standing grievances (such as historic marginalization) are keeping communities in a state of latent conflict where trigger events can lead to a rapid escalation of violence. The conflict drivers identified in this analysis (such as land grabbing, corruption, or competition over natural resources) are supporting this cycle and pushing communities in the North towards what many respondents believe is an inevitable return to overt conflict, whether in the form of increasing social unrest or more organized violence. As grievances grow, so does the potential for trigger events already taking place in the North to lead to greater unrest and more organized forms of violence.

In addition, there are noted inter-tribal or inter districts conflicts in managing the wetlands and rice schemes in some of the schemes proposed for ACDP support. These will require a focused conflict analysis for the respective schemes prior to implementation in order to define measures to minimize and/or mitigate the potential conflicts. The analysis would be part of the site specific social assessments that will be undertaken in tandem with the prefeasibility studies, and will provide input into the RAPs especially in defining and establishing the appropriate grievance redress mechanisms.

Guidelines for handling of Land Acquisition Issues (in the Post Conflict Areas)

To the central Government of Uganda

- Establishment of district oversight forums including relevant district departments, CSOs, cultural and religious leaders, community leaders and investors to monitor, collate and share information regarding resource exploration/extraction and commercial land development activities to promote transparency and lawful investment.
- Disseminate the land policy and relevant legislative acts widely in local languages and in accessible local media or public information forums to increase awareness.
- Support access to fair compensation rates for those affected by exploration or commercialization of land and resources through information campaigns, engagement and discussion with the landowners, free legal aid, and support CSOs working on these issues.
- Reform the conservation laws and provide effective compensation for affected communities.

To the sub-regional/district levels of the Government of Uganda

- Build capacity of lower-level local council courts and area land committees to tackle natural resources and property conflicts in the North.

- Recognize and engage traditional leaders in dispute resolution mechanisms.

To development partners and international agencies/NGOs

- Support the above government-led processes and facilitate consensus-building amongst international stakeholders on joint approaches to tackle natural resources and property conflicts in the North.

To community leaders

- Document and disseminate principles and practices of customary land tenure to enhance awareness amongst relevant stakeholders, and promote knowledge of relevant land policy/legislation to ensure communities' awareness of applicable communal and individual property rights.
- Ensure a balanced approach between communal and individual property rights to ensure equitable access and enjoyment by all community members
- Collaborate with lower-level local council courts and area land committees to tackle natural resources and property conflicts.
- Participate in mechanisms established to oversee resource exploration/extraction and commercial land development activities.

To communities and local civil society

- Support local government and cultural institutions' efforts to tackle conflicts over natural resources and property in the North.
- Participate in mechanisms established to oversee resource exploration/extraction and commercial land development activities.

The above proposed guidelines will be strengthened and further refined after the land study and social assessment for the respective subprojects. These final guidelines will be integrated as the finally agreed upon grievance redress mechanism is defined in the respective subproject RAPs and ESIA's.

4 STAKEHOLDER CONSULTATIONS AND ENGAGEMENT ON THE ACDP PROJECT

Public consultations were conducted with Local Communities, Farmers, Traders and Cooperative Staff of the selected project areas that will benefited from the ACDPs. Interviews were also conducted with ACDP project District Officials (Chief Administrative Officers, District Agricultural Officers, Production Department, District Environment Officers, Community Development Officers, NAADS Officers, District Engineers, Lands Officers and District Physical Planners, Extension Workers) of Iganga, Bugiri, Namutamba, Pallisa, Butaleja, Kiryandongo, Lira, Ntugamo and Kabale District Local Governments where the ACDPs will be implemented. In addition interviews were also held with officials from; MAAIF, MWE, NAADS, NARO, NEMA, BCU and UCDA.

Objectives of the stakeholder consultations

The consultations with these stakeholders were carried out to specifically achieve the following objectives:

- To provide information about the project and to establish institutional arrangement for effective implementation of the ACDP;
- To obtain an informed view of the land acquisition processes and current land acquisition challenges, institutional capacities to handle land acquisition and social safeguard issues during project implementation
- To provide opportunities to stakeholders to discuss their opinions, concerns and solicit for their recommendations on how to handle land acquisition and social safeguard issues.
- To identify specific interests and the participation of the poor and vulnerable groups and how it can be enhanced; and
- To inform the process of developing appropriate management measures as well as institutional arrangements for effective implementation of the ACDP.

4.1 Pertinent Issues that came out of the stakeholder consultations.

Appreciation of Stakeholder consultations process

All stakeholders, especially the District Officials, welcome the project and were very appreciative to MAAIF for having involved them in the project process right from the beginning. They reported that they have high calibre staff with enough experience to handle the project. It was emphasized that in the past some project encountered problems because the district were not involved right from the start.

Land acquisition issues

District officials appreciate and understand all the legalization that involves land acquisition for government projects however there is a general concern that Government does not provide funds for compensation when it come to project like community access roads. District are thus forced to convince the communities to accept the project without compensation. They experience some resistance at times but they depend on community pressure to sort out some of the resistance. Similar project like CAIP succeeded with the use of a well documented manual on how to implement the project using a community based approach. The ACDP programme could benchmark on some of these approaches. The districts believe that initiating the issue of compensating communities in the ACDP project would be like opening a can of worms which might be difficult to control as almost everybody will come up with some sort of issue just for the sake of getting compensated. But, in case of land need for water reservoir like was the case in Doho where over 100 acres of land were needed a Resettlement Action Plan will be prepared. With

proper community sensitizations, not much resistance is expected because the benefits of the road rehabilitation are far much more than the loss.

Compensation

Compensation rates are determined by the technical team which includes; Agricultural Officer, Commercial Officer, District Valuer, Entomologist, Production Officer, Veterinary Officer, Physical Planner and the District Surveyor. District officials reported that much as the compensation rates are in place districts rarely utilize them since the money to pay people is never there. For fruit trees cut, the communities are compensated by giving them seedlings to plant and communities are asked which seedlings they prefer. Involving communities' right from the planning where communities participate in identifying the roads helps in averting issues to do with land acquisition. Problems come when some high ranking officials, especially politicians, hijack the projects and impose on the communities. This project should utilize the district structures as much as possible not like CAIP which came with their own parallel structures and ignored the advice from the district technical team. In the post conflict areas, guidelines on how to handle land acquisition issues have already been elaborated in the previous chapter.

Conflict management

The biggest compensation challenge is lack of funds by the district to pay people; therefore, the district depends on mutual understanding with the communities since they are the beneficiaries of the road. If there is a project that allows or starts compensating then it set a precedent that is not sustainable. The district prefers to continue using community power. Those in organised rice schemes use the management body to sort out their conflicts. However, it is recommended that where communities have willingly/voluntarily offered land without compensation, this process should be properly documented and handed over to the District Land Commission for custody and future references.

Community Access Roads

Existing roads already have reserves 10-15 meters from the centre of the road. It is important to sensitize the communities because they usually cultivate up to the road. Give them information in advance, warn them before planting; if already planted, give them 6 months to harvest their food. The farmers in the rice are very grateful for the access roads as they have to carry the harvested rice for a long distance on their backs due to lack of access roads. Some were even reported to have lost their lives due to continuous too much loads.

Road Designs

The District Engineers would like to be consulted when the Road designs are completed so that they can have an input. It was revealed in Butaleja the CAIP programme came with its designs without the history of the soils and later when the rains started all the roads got swept away. Roads in this district should be designed using all information available including historical and cultural because of the frequent floods usually experienced.

Construction of Warehouses and Stores at Sub-county HQ

This project is welcome and all sub-counties have land for construction of warehouses and stores especially the original sub-counties, the new ones can also budget and purchase land for construction of warehouses and stores. Therefore land take from communities for this purpose is not envisaged. However, caution on where to place value addition machinery should be taken as community may shun using the machines thinking the machines are for the project not for the community. Consider utilizing the former cooperative union structures these are existing in most of the project districts.

Rice Growing in Wetlands

Rice grows in wetlands yet people are being stopped from using wetlands, how is the project going to handle this situation? Government is driving people from Limoto swamp yet allowing those in Kibimba and Kamonkoli. Government needs to empower people both farmers, extension workers, “ *they are there on their own business, I have never seen any technicians in my area*” **Lands Officer Pallisa District.** Farmers just use common sense they don’t get advise from the extension workers or NAADS Officers, these people are market based if there is no money to move them they don’t come. There is a challenge of soil from up steam which causes alot of silting making farmers fail to reach their target. Even when it rains the water come with the a lot of sand which ends up blocking the channels.

Use of the Hand Hoe

Farmers in Lwoba and Bwiryra expressed concern over the continued use of the hand hoe which very cumbersome and less productive. They request to ACDP project to assist them with tractors.

Conflicts incited by Politicians

Farmers reported that they have witnessed so many conflicts initiated by politicians who mis-advise communities for their own gains. The implementation of the ACDP project should not be targeted to any politician.

4.2 Capacity To Implement Land Acquisition Issues for ACDP

At district level, staff to handle land acquisitions include; the Physical Planning Department, the Lands Officers, Agricultural Officer, Commercial Officer, District Valuer, Entomologist, Production Officer, Veterinary Officer, Community Based Services and the District Surveyor. These staff lack transport facilitation to perform their duties. These staff should also be informed of their proposed participation as staff resources. Most times many projects do not inform these staff but will expect them to participate. Therefore since every project comes with its needs there should be general ACDP project implementation training to all district staff. Particular attention should be given to:

- GIS to know the location of the roads for planning
- Refresher training in contractor management, database, accounts workers handling payroll management , on maintenance aspects, especially with roads gangs, how to manage workers all including district, sub-counties and workers
- Train people on how to make culverts
- District training on how to manage force accounts because staff still hangover of contracting
- Training in Management of Land Acquisition Resettlement and Rehabilitation
- Conflict resolution management
- Training in Monitoring and Evaluation of the ACDP

4.3 Recommendations

1. ACDP should **strengthen decentralization** by building capacity of districts to initiate project implementation at the districts by carrying out all procurement activities at district level other having it done mainly at MAAIF. This usually keeps the district officials in the dark about the project implementation processes. For example, CAIIP was not decentralized because they had their own staff who undermined district staff; this caused a lot of friction.
2. **Roads that cross districts** should be completed by the neighboring districts so as to have a complete road. Districts should be encouraged to adopt integrated planning.

3. **ACDP should consider bridges too** not like CAIP which made roads without working of bridges where you find two opposite well done roads but communities cross using boats. For example Aleles bridge which divides Pallisa and Ngora Districts, Otuut bridge at Apopong and Chelekura sub-counties in Pallisa are impassable.
4. On issues of land acquisition and compensation, District authorities consulted requested that; **Community Based Services Department should be empowered to sensitize and mobilize the communities to accept projects** without much expectation of compensation because district budgets are merger and cannot afford to compensate people. This has previously been done successfully in other projects. However, it should be noted that ACDP is a Bank-financed project which requires proper compensation and therefore Districts should be empowered to appreciate land acquisition and compensation procedures as per the The World Bank regulations.
5. Efforts should also be put in **changing the attitude of farmers**; there is a very big problem in convincing farmers to change to modern ways of practicing agriculture even to introduce a tractor is not easy. ACDP project should not increase the white elephants in terms of stores, warehouses of value addition facilities as is already seen with what CAIP provided some communities have shunned using them and instead started building their own. Serious community involvement should be considered this time even in choosing the place/area to build the facilities.
6. **This project should not come with their own designs as CAIP did.** In that case, they designed during the dry season and when rains came all the roads were washed away. Roads, especially in Butaleja district, should be designed using all information available including historical and cultural because of the the frequent floods usually experienced.
7. **When purchasing value addition machines caution should be taken** not to follow the CAIP programme where farmers have refused to use the equipment because it causes them too many losses in terms of grading the rice for example with 100 kg of unhailed rice one gets only 50 kg of the finished rice. The machines consume a lot of electricity; farmers have preferred the old machines.
8. **ACDP project should consider injecting some money to already existing Cooperative Unions or societies such as Bugisu Cooperative Union (BCU), Bukedi Cooperative Union, Masaka Cooperative Union, Teso Cooperative Union etc.** with its associated Growers Cooperative societies instead of starting new ones. In the Busoga Region, **Busoga Cooperative Society**, used to have stores in every parish, these just need renovation. These already have the buildings and will only need modern machinery for value addition, equipment to use in the stores, expansion and modernization of warehouses.
9. Expansion of the market by **sensitizing farmers to be a market of their own product** after value addition for example most coffee farmers have never taken coffee due to lack of processing equipment. *"Farmers are yearning to taste their coffee beverage"* (Busamaga Growers Cooperative Society – Manager)
10. **Encourage farmers to also use organic manure rather than artificial fertilizers,** which may have side effects, especially given the little knowledge about them by the village farmers.
11. The Ministry of Agriculture, Animal Resources and Fisheries through ACDP should work closely with other Government ministries and agencies such as Ministry of Energy and Mineral

Development (Rural Electrification Agency), Ministry of Water and Environment to provide Water for Production to contribute to the functionality of value addition chain.

12. It is recommended that the ACDP project allocates funds for the purposes of mobilization and systematic sensitization of the communities on the sustainable use of the wetlands while using grass root structures, such as the CDOs, other than starting with Ministers. The Lwoba scenario where communities work around one model farmers could also be benchmarked for regions where the ACDP project intends to initiate irrigation schemes.
13. Ugandans have of recently embraced fish farming using man-made ponds; this is not only a boost in the protein uptake for families but is also a source of income for households. During the visit to Doho rice scheme, it was observed that farmers encounter mud fish in the fields and it was also reported that the Dam which acts as a reservoir for the scheme is a home to fish which remains un-harvested due to the restriction of entry. Both district officials and community members recommended that the ACDP project incorporates fish farming for the communities around wetlands/swamps or during the rehabilitation of irrigations provide for fish farming as one of the interventions.
14. The project concept and proposal development provides a clear analysis on key issues affecting several categories of beneficiaries of ACDP such as gender and youth and related regional imbalance in respect to agriculture. In addition, sex disaggregation of activities, approaches and monitoring takes in account gender challenges and specific impacts in increasing agricultural productivity of the selected commodities. The gender mainstreaming will explore incorporating affirmative actions in activities including (but not limited to) training, financial access, land access and use (on the irrigation schemes), access to inputs and all other component areas. MAAIF through this project will consider designing interventions that bring women on board for equitable empowerment and poverty reduction through increasing their participation and involvement in market oriented agriculture given their already vulnerable position in access and owning production assets. The Gender Focal Officer in MAAIF will be instrumental in supporting these assessments and mainstreaming.
15. Availability of adequate water for drinking and sanitation is still a challenge in many rice growing scheme/farms because they cannot dig pit latrines in the wetland due to the low water table. Officials in Butaleja district reported an outbreak of **Bilharzias** disease which is related to poor sanitation in the rice fields. Farmers in Lwoba requested mobile toilets but again the challenge is on how to empty them because there are no roads. However, with the implementation of the ACDP project access to the farms will be eased and hence the mobile toilets could be a solution.
16. Community access roads will mainly be rehabilitated using marrum which is going to be acquired from with the communities. This will lead to increase in household incomes of the communities who will sell their marrum to the contractors however, it is a common occurrence that these borrow pits are never restored after the road works leading water stagnation hence a breeding site for mosquitoes and also danger to children and animals. The mitigation measures for these impacts have been well documented in the ESMF and therefore the Project Implementing Unit is expected to monitor compliance by the contractor.
17. Given the complexity in understanding the land ownership, use and management issues which are sometimes accompanied by some conflicts in the already existing irrigation schemes, which

have been proposed for improvement and expansion, and the planned activities in the post-conflict region of Northern Uganda, it is recommended that that more information is generated through a land study and a social assessment. The land study will provide for insight into land ownership status including occupants, users, claimants, etc., and identify potential issues likely to arise out land taking for project activities based on historical and other factors. The study will also propose recommendations for addressing the likely challenges related to the sharing of scarce resources like land and water. Further, site specific social assessments will be undertaken to obtain discernment into the social terrain of the area and the concerns of the people in the locality and obtain their suggestions for the way forward. The social assessment will include strong gender analysis to provide for information on the roles of men and women in agricultural related activities in the areas and how they might be affected, as well as their proposals for active and sustainable participation in the project and benefit sharing in the proposed project. The studies will be undertaken parallel to the pre-feasibility studies once the project becomes effective in the first year, and will provide the much needed input for the preparation of the RAPs, which also include practical grievance redress mechanisms in the respective sub-projects.

4.4 POTENTIAL RESETTLEMENT IMPACTS AND MITIGATION MEASURES

Potential ACDP Program Benefits

Access Roads

This will allow farmers to safely access the markets as well as the social service centers in general. This will also reduce of expense of paying for expensive labour to carry the products to markets or to the stores. Increased agricultural production will expand markets as well as exports to East African and the Common Market for Eastern and Southern Africa (COMESA) markets which will greatly improve Uganda's food security and macro-economic stability. This will also increase market power of farmers and their cooperatives compared to other countries in the region, Uganda has a comparative advantage in producing most of the food items despite its low use of inputs. Through intensification, Uganda has a great potential to increase its own food security and to contribute to the regional food security by increasing exports to the COMESA region, currently representing 34 percent of Uganda's total exports.

- **Creation of employment opportunities:** implementation of the project works will create job opportunities for the local workers to be recruited on the project especially amongst neighboring communities which will be a positive impact;
- **Improved accessibility, trade and commercial opportunities** after the planned rehabilitation of community access roads, these will facilitate easier accessibility, trading and enhance commercial opportunities in the beneficiary areas;
- **Source of income through lease of sources of construction materials:** the local communities will gain some income through lease of their lands as sources of materials for rehabilitation works for ACDP community access roads;
- **Improved delivery of social services:** it is also anticipated that, the roads will likely stimulate trade and other commercial activities in the districts. Rehabilitation of community access roads will lead to improved accessibility to markets and other public and social amenities services such as health and education;

- **Enhance community cohesion:** the Project will enhance inter-community cohesion i.e. links amongst neighboring communities and district integration through improvement in road network which will improve access to inter-district markets amongst others;
- **Improved roadside aesthetics:** improvement of these roads will lead to protection of roadside vegetation from motorists who tend to drive past ditches thereby destroying roadside vegetation; and
- **Source of additional income for women:** from the gender perspective, during implementation of works contractors are required to employ some percentage of the women in the projects works and through this, women will be able to earn additional income for their personal and domestic needs.

Positive Impacts of Irrigation infrastructures

Irrigation schemes – Rehabilitating existing hydrologic structures will ensure water security and will increase food security through availability of water for crops as well as other production activities. Farmers will be able to be active throughout the year whether dry or wet conditions. In addition, reviving irrigation as a technology will increase the efficient use of water; rainwater can be collected and put into useful use. Rehabilitation of the hydrologic structures will also stabilize the structure by guarding them against siltation and sedimentation. This will also enable farmers to produce through the season. The benefits of improved irrigation infrastructures include:

- **Improved access in irrigation areas:** The project will help improve access in irrigation areas by rehabilitation and constructing farm access roads within the schemes which will help farmers transport their produce out of the fields;
- **Promote Sustainable Water Use:** irrigation infrastructures will promote sustainable water management practices for increased productivity of the selected commodities within the clusters thereby enhancing rice production at household levels;
- **Expansion of irrigated lands:** The project will support expansion of existing irrigation systems and develop selected gravity irrigation schemes in lowlands totaling 6,000 ha in the 10 targeted Districts in cluster 2 (Iganga, Bugiri and Namutamba), cluster 3 (Pallisa, Tororo and Butaleja), cluster 5 (Soroti and Serere), cluster 6 (Amuru and Nwoya), cluster 7 (Lira), and cluster 10 (Hoima); and
- **Potential for Crop Diversification:** the rehabilitation of the schemes would enable farmers to diversify their crop and venture into other enterprises like vegetables and aquaculture rather than relying only on rice growing.

Value addition

More profits are likely to be realized by the farmers through value addition which money can be used for alternative businesses, educate their children to higher levels like Universities, colleges etc, improve on their standard of living among others. The capacity of private sector actors, including farmers' organizations and cooperatives, will be strengthened to improve stakeholders' access to the required inputs, marketing and agro-processing services. Supporting improved input use in complement to research and advisory services is a cost-effective response for increased productivity and farm income, but also a mean to prevent potential risks from climate change and land degradation.

- **Value addition and Marketing:** A key source of de-motivation of farmer uptake of improved agricultural technologies is the unfavorable ratio between input and output prices. ACDP seeks to

increase the quality of farmers' products on the production side, and to ensure more efficient linkages to market opportunities in a manner that increases the share of final price received by the farmers;

- **Enhancement of Farm-level post-harvest handling and storage:** ACDP is to support farm level post-harvest handling, value addition (cassava) and storage to improve farm level product quality and revenues. The project will also promote the use of post-harvest equipment such as maize shellers as part of provision of mechanization services to improve quality of handling which will improve marketing and associated minimization of losses in the end;
- **Rehabilitation of local feeder stores:** These smaller feeder warehouses would to be co-funded or rehabilitated/upgraded through rehabilitation of buildings and furnished with basic equipment (moisture meters, weighing equipment, drying equipment, etc.) to ensure in-store quality. The warehouses will also function as centers to train and demonstrate best practices in grain production and post-harvest handling etc;
- **Market-oriented cooperative enterprise promotion:** ACDP will provide grants to first and second level cooperative groups to upgrade equipment in targeted value chains, in particular for processing of cassava. In addition, demonstration processing units will be supported to act both as a business incubation units as well as, training centers for farmers' associations and entrepreneurs in enterprise development. Relevant farmer organization and development of their capacities for collective action will also be undertaken; and
- **Cooperative warehousing,** value-addition and marketing is to increase revenues of farmers and competitiveness of Ugandan maize and beans in the regional markets through bulking, grading and trading at the level of ACEs. Therefore, a network of 9-12 cooperative certified/licensed warehouses located in the selected grain and bean clusters will be rehabilitated and equipped with handling, cleaning, drying, grading and trading facilities.
- **Employment opportunities** will increase for those who will work in the warehouse, cooperatives and factories. This will be in regard to product value addition like processing and packing and branding the products, registration and quality assurance including cross board trading.

Other benefits include:

- **Broader access** to adapted varieties and seeds, integrated soil fertility management and timely land preparation will also help farmers to move towards sustainable agriculture and overcome climate risks. Gradual adoption of appropriate mechanization technologies for production and post-harvest operations will not only increase rural labor productivity but also attract young entrepreneurs in the sector.
- **Sanitation** – The project to avail public toilets at the different irrigation schemes as many people are likely to join the rice schemes. There are currently no toilets for instance at Dokho; Itek-okila Rice Scheme among others. This will also reduce on diseases like Bilharzia and other water born diseases that have already been identified in Butaleja District.

Table 4: Potential Negative Impacts

Adverse Impact	Mitigation	Responsible party to ensure mitigation
Component 2: Agriculture Water Management (US\$ 36 million) <i>The component will expand/develop about 6,000 hectares of irrigated agriculture, and will rehabilitate 1,700 km of access roads.</i>		
Sub-component 2.1: Irrigation and drainage infrastructure development (including internal and access roads to selected schemes)		
Land Take: Irrigation improvements by rehabilitation and constructing farm access roads within the schemes which will help farmers transport their produce out of the fields will lead to some land take.	<ul style="list-style-type: none"> A RAP entailing equitable compensation, resettlement and grievance management should be prepared to ensure that those farmers whose land will be taken for construction of access roads within the scheme are equitably and fairly compensated or given alternative land. 	<ul style="list-style-type: none"> Local Government Authorities Irrigation Scheme Management Authorities
Land Take: Expansion of existing irrigation systems and develop selected gravity irrigation schemes in lowlands totaling 6,000 ha in the 10 targeted Districts in cluster 2 (Iganga, Bugiri and Namutamba), cluster 3 (Pallisa, Tororo and Butaleja), cluster 5 (Soroti and Serere), cluster 6 (Amuru and Nwoya), cluster 7 (Lira), and cluster 10 (Hoima); will also lead to encroachment to some peoples land who may be already owning these pieces of land right up to to the wetland.	<ul style="list-style-type: none"> A clear policy on Wetlands Management should be studied to clearly come up with the boundaries of wetlands. Involvement of Wetlands Management Department should be clear right from the start. Compensate the rightful owners of the land that might be required for expansion of irrigation scheme since they may become for the general community benefit. Where necessary, prepare a RAP in order to indentify the rightful owners and promptly compensate them 	<ul style="list-style-type: none"> MAAIF MoWE (Wetlands Management Department), Local Government Authorities
Public health and sanitation in irrigation fields especially management of human waste which is typically disposed in paddy fields, irrigation canals and other open places increasingly poses a threat to public health in and beyond rice growing communities in many fronts. During peak cultivation, there can be 50-200 people in the rice fields and they stay there for close to 10 hours which raises issues of human waste disposal and management. It is reported that, in some instances, while some people wash themselves in the downstream irrigation canals, others can be defecating in the water in the upstream along same canals.	<ul style="list-style-type: none"> deliberate availing of toilets facilities in rice fields, especially on raised ground/termite mounds; it is proposed that sanitation facilities be set up in rice fields and farmers mobilized to maintain them. Given that water table is near in the rice fields and the soils are also porous it is recomended that Eco-san/mobile toilets sanitation facilities be provided for the rice fields. 	<ul style="list-style-type: none"> MAAIF Contractor
Governance challenges: It is anticipated that after rehabilitation of irrigation schemes in the provide areas issues ownership will come up. Though the managements of rice schemes have bylaws that govern their operations, enforcement of such laws is still a challenge. For instance, in Lwoba, the scheme is owned by one farmer who controls all the other community members who cultivate there, while the story is different in Bwirya where the	<ul style="list-style-type: none"> A diagnostic “land tenure” and conflict assessment” for (specific) wetlands including the proposed irrigation schemes should be undertaken to inform the possible measures to be undertaken inimplmenting this project without escalating conflicts, improving sustainability and promoting inclusions. It is suggested that, before implementation of the project, the target beneficiary communities should have in place, clear management 	<ul style="list-style-type: none"> MAAIF in close collaboration with Local Government Authorities.

<p>farmers had agreed to pay 20,000/= per acre per annum, payments have gradually declined and management does not have the capacity to enforce the bylaws which makes the operations of the scheme difficult and neither does the scheme management have resources for improvement of irrigation infrastructures amongst others.</p>	<p>framework which should guarantee ownership and sustainability of the intervention even when the project ends.</p>	
<p>Issues of child labor: The rice schemes have challenges of pests especially <i>Quelia quelia</i> birds. During the ripening season, children are used to scare birds which compromises GoU Universal Primary Education policy.</p>	<ul style="list-style-type: none"> • This is to be mitigated through Local Councils leadership, ensuring that no farmer holds back children to scare birds instead of being at school; and the management of the scheme takes it upon them to see to it that, its members do not withdraw children to scare birds during school calendar. 	<ul style="list-style-type: none"> • Local Government Authorities
<p>Conflict of Use; The dams and reservoirs under ACDP are meant for crop agriculture; however, livestock people may be interested in utilizing the same structures which could be a challenge in managing pests and diseases.</p>	<ul style="list-style-type: none"> • Scheme leadership should come up with strong bylaws on the management of structures. Where appropriate, sources/taps for human use should be extended applying good water filtering process away from the main dam 	<ul style="list-style-type: none"> • Scheme Management
<p>Creation of borrow pits: Issues of borrow pits and material extraction areas as well as access routes represent potential negative impact of the project.</p>	<ul style="list-style-type: none"> • These will be mitigated through: restoration and re-vegetation of material extraction sites. Where compensation is to be effected, a Resettlement Action Plan (RAP) based on cash compensation at replacement value should be prepared. 	<ul style="list-style-type: none"> • Local Government Authorities • Contractor
<p>Sourcing of road construction materials may be associated with loss of vegetation cover, excessive noise, vibrations and dust from stone blasting/crushing and fly rock.</p> <p>Haulage of earth construction materials may pose accident risk to road users, dust contaminating goods in roadside markets and noise at sensitive receptors (schools and health centres).</p> <p>Establishment and operation of equipment yard and workers' camps will require land to set up while their operation will generate domestic and hazardous waste that could contaminate environmental resources (soil, water). Additionally, there can be OHS risks and un-restored sites would cause scenic blight.</p> <p>Traffic diversion: Diversions may temporary delays in transportation of goods and passengers or traffic congestions or accidents (especially for heavily laden trucks and trailers) along detour roads that may not have been constructed properly.</p> <p>Social ills of construction labour: prostitution and HIV/AIDS: prostitution and sexual fraternization of workers and communities can raise risk of HIV/AIDS.</p>	<ul style="list-style-type: none"> • Alternative water sources (e.g. spring wells) should be constructed for communities before damaging existing ones. Relocation of power-lines should be done as quickly as possible to avoid prolonged outages. • protect communities from these impacts and restore borrow sites and quarries upon closure • provide safety signage, humps, banks men and watering to suppress dust • Should have a waste management plan as a contractual obligation, ensure fire safety on sites and restore sites upon closure. • Flagmen at detours and providing information and plans of intended diversions in adequate advance time. • Have an HIV/AIDS action plan, provide free protection and conduct awareness for workers and project communities. • Consider using the available abundant community labour by constructing labour based access community roads. This will cut a lot of costs and also have a positive impact on communities by increasing household income. 	<ul style="list-style-type: none"> • Contractor • Local Government Authorities

Sub-Component 1: 1.2: Access roads improvement. And Sub-component 3.4: Access roads and market infrastructure at community level <i>The project will provide investment for 1,700 km of farm access roads in total. The project will not support opening up of new roads but rather concentrate on improving existing access roads.</i>		
Land take Improving or upgrading of Access Roads may lead to loss of assets such as crops and trees or some encroachment on community land due to the expansion of the access roads from footpath to a motor-able road.	<ul style="list-style-type: none"> • Provide due compensation or resettlement to affected entities, as guided by the RPF. • Ensure all grievances are conclusively addressed as per RPF. • Compensate for any economic displacement occasioned by ACDP project development. 	Local Government Authorities
Dust emissions during road construction: Dust will stain roadside structures and taint merchandise or produce in shops and markets. Staining may require washing or repainting. Tainted goods for sale (especially sugar, flour, etc) would lose monetary value, hence negative socio-economic impact to affected persons. This impact will be short-term manifesting only during construction phase.	<ul style="list-style-type: none"> • Contractor should water construction areas to control dust. • It is prudent to open only short stretches of roads that can be completed quickly and over which adequate environmental controls (such as watering for dust suppression) can be implemented. 	Contractor
Temporary severance of access when constructing roads and bridges Severance of access to private property during construction works is a negative impact that would affect children, women, people with disabilities and elderly people unable to jump across deep trenches.	<ul style="list-style-type: none"> • Contractors should devise temporary provisions to avoid severance of access. 	Contractor with supervision from the implementing Local Government
Public safety risks: Civil works and construction traffic may pose public risks especially at school crossings and through busy urban areas where children, women or elderly people may be at higher risk of road accidents.	<ul style="list-style-type: none"> • Safety signs, flagmen, speed control measures and adequate sensitisation of road construction workers and people in project area should be undertaken to minimise accident risk. • Road contractors should work together with local leaders to agree public safety measures which should be disseminated to local people. 	Contractor
Impact on cultural heritage resources: Resources of cultural heritage may be affected if due consideration and care is not taken during developing urban plan and constructing infrastructure. This would be a negative and long-term impact.	<ul style="list-style-type: none"> • During constructing infrastructure, physical cultural resources should be protected and conserved. Any chance finds encountered should be handed to the Department of Museums and Monuments for preservation. 	<ul style="list-style-type: none"> • Contractor • Local Government Authorities

<p>Creation of borrow pits Issues of borrow pits and material extraction areas as well as access routes represent potential large negative impact of the project</p>	<ul style="list-style-type: none"> • Contractors to secure lease consent from the landlords for borrow areas; • Stock pile cut to spoil materials in the vicinity of the borrow pits and such storage of materials should be with the approval of the MAAIF/Supervising Consultant. Once stockpiled, such materials can then be used during restoration of the borrow areas at the close of works; • Efforts to ensure proper drainage of the restored site to avoid water logging in the areas have been considered; Undertake sequential restoration of borrow pits when they are exhausted of materials; and A detailed decommissioning plan should then be prepared by the contractors showing how they intend to restore the borrow pits at the completion of the project; • No dumping of construction waste in wetlands; and • The restored borrow pits at the end of the project will have to be inspected and approved by the respective DEOs, NEMA and MAAIF at the end of the Project’s Defects Liability Period and it is also important that, access routes to and from the borrow pits will be restored/ripped off and replanted with grass. 	<ul style="list-style-type: none"> • MAAIF • Contractor • Local Government Authorities
<p>Management of Cut to spoil materials These will likely to be generated through setting out of the road rehabilitation works and general civil works in the project.</p>	<ul style="list-style-type: none"> • Dumping sites for the cut to spoil materials should be approved by the Supervising Engineer and not in wetlands, road reserves or valleys; • The dumping of cut to spoil in wetlands or valleys under the authority of the communities will not be a practice during the project implementation; and • Possibilities of re-use of the cut to spoil materials in the restoration of excavated areas especially the borrow pits will be explored with approval of the Supervising Engineer 	<ul style="list-style-type: none"> • Contractor
<p>Road Accidents, One the roads are rehabilitated, there will tendency for motorists and <i>boda boda</i> cyclists to over speed which can cause accidents and fatalities.</p>	<ul style="list-style-type: none"> • Installing road signs warn cyclists and motorists on speed risks. In some sections, humps will be installed to equally check speed on the roads. 	<ul style="list-style-type: none"> • Contractor

<p>Dust concerns from road rehabilitation works The planned rehabilitation works can produce dust loads on the road and can be a nuisance to the communities adjacent to the road.</p>	<ul style="list-style-type: none"> • Water should be regularly sprinkled onto the road surface at scheduled intervals and as the dust levels and the weather may demand; and • The Supervising Engineer should ensure that the activity is carried out as per the contract specifications. 	<ul style="list-style-type: none"> • Contractor
<p>Impacts arising out of mitre drains/culverts discharges: Mitre drains and culvert discharges may cause erosion and sedimentation in the fields/gardens from run-off from the road. The effect can be adverse if storm water from the roadside drains will be directed to the gardens before germination of crops.</p>	<ul style="list-style-type: none"> • There is a need to consult with the roadside owners of shambas on the locations of the mitre drains don't discharge storm water and silt loads to peoples shambas. 	<ul style="list-style-type: none"> • Contractor
<p>Contamination of water sources: Road works tend to require large supplies of water from local sources and this can pose some conflict with the communities in the height of the dry season especially during dry seasons and in cattle corridor areas. In addition, not only is quantity of available water an issue at times, so is quality. Run-off from stock piled materials and erosion can contaminate human drinking water, as well as impacting on the resources in swamp areas.</p>	<ul style="list-style-type: none"> • Vegetation buffer zones should be maintained between the roads and the wetlands and water bodies. Where such buffer zone is to be cut, guidance on how such activities are to be undertaken should be sought from relevant agencies/personnel. • In addition, the contractor should obtain water abstraction permits from the Directorate of Water Resources 	<ul style="list-style-type: none"> • Contractor
<p>Human health and safety: The planned rehabilitation of community access roads can have impacts on the safety and the health of the workers. The sources of concerns can be from murrum dust; air pollution; smoke from machines; noise; injuries from road accidents caused by poor management of the works process and the obstruction/unsafe conditions.</p>	<ul style="list-style-type: none"> • The contractors to ensure that, workers are provided with Personal Protective Equipment (PPEs); and • Children will not be employed (.i.e guard against child labour in the project); • A First-Aid kit should be available on-site and should be modestly stocked with basic medicines for the site. 	<ul style="list-style-type: none"> • Contractor
<p>Value Addition: Land uptake – The value addition infrastructure (maize mills, coffee hullers, storage facilities such as silos etc.) will require land and therefore land has to be negotiated; most Ugandans never consider increasing productivity per unit area but think increasing productivity is all about acquiring more land. The project may trigger encroachment on protected areas or increase deforestation in search of arable land.</p>	<ul style="list-style-type: none"> • Where need be proper land acquisition procedures should be carried before the implementation of the project 	<ul style="list-style-type: none"> • Local Government Authorities
<p>Camps and value addition centers : Waste will be a challenge as such camps can increase the demand on local services in the respective localities. In addition, the social interaction at value addition centers can lead to spread of HIV/AIDS and increase prevalence rates in the areas.</p>	<ul style="list-style-type: none"> • Local Government Authorities should development sector-wide integrated approach to development and plan for additional services. 	<ul style="list-style-type: none"> • Local Government Authorities

5 LEGAL, POLICY AND INSTITUTION FRAMEWORK

5.1 Ugandan Laws

There are a number of national and local legal frameworks that regulate the land relations in Uganda. These frameworks define land rights, ownership, procedures and requirements of transfer and acquisition of land between individuals and groups. They also provide procedures for the acquisition of land by the state or a public body for public projects. Among the most important legal instruments in this regard are the following:

- The Constitution of Uganda (1995)
- The Land Act (1998)
- The Land Acquisition Act (1965)
- Land Regulation Act (2004)
- Land Act (Amendment) (2010)
- Local Government Act (1997)

While all matters relating to land acquisition, compensation and resettlement are managed within the provisions of the above legislation, the most decisive document in this regard is the Land Act of 1998, as amended.

The Uganda Constitution (1995)

Article 237(1) of the Constitution vests all land of Uganda in the citizens of Uganda. However under Article 237(1) (a), the government or local government can acquire land in the public interest. Such acquisition is subject to the provisions of Article 26 of the Constitution, which gives every person in Uganda a right to own property.

The Constitution also prescribes the tenure regimes in accordance with which rights and interests in which land may be held namely; Customary, Freehold, Mailo and Leasehold. It introduces ‘bonafide occupancy’ as a form of tenure that gives the occupant some rights to the land occupied. According to the Constitution, all land belongs to the people of Uganda and is held in trust by the Government. Government is authorized to acquire land for a public purpose and compensate affected persons in accordance with the law. It provides procedures to follow during the acquisition of land for public interest and provides for the “*prompt payment of fair and adequate compensation*” prior to taking possession of the land. The Constitution however, does not make resettlement a right.

The Land Act, Cap 227 (1998)

The 1998 Land Act addresses land holding, management control and dispute processing. The Act creates a series of land administration institutions, namely, Uganda Land Commission (ULC), District Land Boards (DLB), Parish Land Committees (PLC) and District Land Tribunals (DLT). Section 78 of the Act gives valuation principles for compensation, i.e. compensation rates to be yearly approved by DLBs. The basis for compensation is depreciated replacement costs for rural properties and market values for urban properties.

Article 75 of the Land Act 1998 and Article 243 of the 1995 Constitution creates District Land Tribunals with jurisdiction to determine disputes relating to the grant, lease, repossession, transfer or acquisition of land by individuals, the ULC or other authority with responsibility relating to land; and the determination of any disputes relating to the amount of compensation to be paid for land acquired. Article 77 (e) of the Land Act 1998 gives power to the DLTs to determine any other dispute relating to land under this act. Article 88 (1) of the act stipulates that an appeal shall lie from the decision of a DLT to the High Court. Key features of the recognized forms of land tenure in Uganda are:

Customary Tenure - Is governed by rules generally accepted as binding and authoritative by the class of persons to which it applies. That is customary tenure is not governed by written law. Landowners do not have deeds recognizing their ownership rights and land is run according to rules and practices generally accepted as legitimate and binding by a particular community. Customary laws vary according to regions but most systems are based on the same general principles. Ownership rights are recognized by the community through inheritance, purchase, or by settling on a plot of land which was previously vacant. Under Ugandan customary legal systems, particularly in northern and eastern Uganda, land is usually communally owned by the clan but it can also be owned individually. Rights and responsibilities that derive from communal ownership are shared among various members of the clan according to traditional practices. Usually, the head of the clan or family, the “custodian”, has the responsibility to look after each member’s land rights and to allocate land fairly to all. Under this system, disputes are heard and settled by clan elders.

Leasehold Tenure - Is created either by contract or by operation of the law and is a form under which the landlord or lessor grants the tenant or lessee exclusive possession of the land, usually for a period defined and in return for a rent. The tenant has security of tenure and a proprietary interest in the land.

Freehold Tenure - Derives its legality from the constitution and its incidents from the written law. Involves the holding of land in perpetuity or a term fixed by a condition and also enables the holder to exercise, subject to the law, full powers of ownership.

Mailo Tenure - Has roots in the allotment of land pursuant to the 1900 Uganda Agreement and derives its legality from the constitution and its incidents from written law. It involves the holding of land in perpetuity and permits the separation of ownership of land from the ownership of developments on land made by a lawful or bona fide occupant. The system enables the holder to exercise all powers of ownership, subject to the rights of those persons occupying the land at the time of the creation of the mailo title and their successors.

Land Acquisition Act (1965)

This Act makes provision for the procedures and method of compulsory acquisition of land for public purposes whether for temporary or permanent use. The Minister responsible for land may authorize any person to enter upon the land and survey the land, dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose. The Government of Uganda is supposed to pay compensation to any person who suffers damage as a result of any action. Any dispute as to the compensation payable is to be referred to the Attorney General or court for decision.

The Land Acquisition Act stops at payment of compensation. It is not a legal requirement to purchase alternative land for the affected people by the project. Once they are promptly and adequately compensated, then the obligations stop there. The Government through the Ministry of Lands, Housing and Urban development will pay the compensation to the affected persons. There is no requirement or provision in the law that people need to be moved or that alternative land is made available or bought.

Each affected person entitled to be compensated; on receipt of his/her compensation is expected to move and has no further claim.

The Land Act 1998

The Land Act principally addresses four issues namely; holding, control, management and land disputes. As regards tenure, the Act repeats, in Section 3, provisions of Article 237 of the Constitution which vests land ownership in the citizens of Uganda, to be held under customary, freehold, mailo or leasehold tenure systems. However, the Land Act provides for acquisition of land or rights to use land for public works. Regarding control of land use, the Act reaffirms statutory power of compulsory acquisition conferred on the government and local authorities under articles 26 (2) and 237(2) (a) of the Constitution (Section 43). Since the Act does not repeal the Land Acquisition Act No. 14 of 1965, it is assumed that this legislation, meets requirements of Article 26(2) of the Constitution that requires a law to be in place for the payment of compensation and access to the courts. The Act also requires that landowners manage and utilize land in accordance with regulatory land use planning (Sections 44 and 46). Section 77(2) of the revised edition (2000) of the Land Act 1998 provides for a disturbance allowance on top of the computed compensation amount as shown below:

- 30% of compensation amount if quit notice is given within 6 months.
- 15% of compensation amount if quit notice is given after 6 months.

The rights of spouse and children are protected under the Constitution of Uganda and the Land Act (Cap 227). The consent of spouse and children must be acquired prior to any transaction by the head of household on land on which the family ordinarily resides. Section 40 of the Land Act, 1998 requires that no person shall:

- a) Sell, exchange, transfer, pledge, mortgage or lease any land; or enter into any contract for the sale, exchange, transfer, pledge, mortgage or lease of any land;
- b) Give away any land *inter vivos*, or enter into any transaction in respect of land:
 - In the case of land on which the person ordinarily resides with his or her spouse, and from which they derive their sustenance, except with the prior written consent of the spouse;
 - In the case of land on which the person ordinarily resides with his or her dependent children of majority age, except with the prior written consent of the dependent children of majority age;
 - In the case of land on which the person ordinarily resides with his or her dependent children below the majority age, except with the prior written consent of the Committee¹⁰;
 - In the case of land on which ordinarily reside orphans below majority age with interest in inheritance of the land, except with prior written consent of the Committee.

The Land Regulations, 2004

Section 24(1) of the Land Regulations, 2004 states that the District Land Board shall, when compiling and maintaining a list of rates of compensation, take into consideration the following:

- a) Compensation shall not be payable in respect of any crop which is illegally grown;
- b) As much time as possible shall be allowed for harvest of seasonal crops;
- c) The current market value of the crop and trees in their locality will form the basis of determining compensation;
- d) For buildings of non-permanent nature, replacement cost less depreciation will form the basis of compensation.

The Land (Amendment) Act 2010

Section 76(1) (a) of the Land (Amendment) Act 2010 states that the jurisdiction of the District Land Tribunal shall be to determine dispute relating to the grant, lease, repossession, transfer or acquisition of land by individuals, the commission or other authority with responsibility relating to land.

Land Acquisition Act (1965)

This Act makes provision for the procedures and method of compulsory acquisition of land for public purposes whether for temporary or permanent use. The Minister responsible for land may authorize any person to enter upon the land and survey the land, dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose. The Government of Uganda is supposed to pay compensation to any person who suffers damage as a result of any action. Any dispute as to the compensation payable is to be referred to the Attorney General or court for decision.

The Land Acquisition Act stops at payment of compensation. It is not a legal requirement to purchase alternative land for the affected people by the project. Once they are promptly and adequately compensated, then the obligations stop there. The Government through the Ministry of Lands, Housing and Urban development will pay the compensation to the affected persons. There is no requirement or provision in the law that people need to be moved or that alternative land is made available or bought. Each affected person entitled to be compensated; on receipt of his/her compensation is expected to move and has no further claim.

The Local Government Act (1997)

The Local Government Act (LGA) was enacted to give effect to the policy of decentralisation and devolution of functions, powers and services; and to provide for decentralisation at all levels of local government to ensure good governance and democratic participation in, and control of decision making by the people. The Local Government Act provides for the system of Local Governments, which is based on the district. Under the district there are lower Local Governments and administrative units. This system provides for elected Councils. The chairman nominates the executive committee of each council. The functions of this committee include:

- Initiating and formulating policy for approval of council;
- Overseeing the implementation of the Government and Councils' policies, and monitor and coordinate activities of Non-Government Organizations in the district; and
- Receiving and solving disputes forwarded to it from lower local governments.

According to the second schedule to the LGA, the Central Government is responsible for water resources and the environment (Part I, Second Schedule of the Local Government Act). The Lower Local Government Councils (sub-county or division) are responsible for the protection and maintenance of local water resources (Part 4). It is the function of the various executive committees, including the parish or village executive

committees, to generally monitor projects and other activities undertaken by government, local governments, and non-governmental organisations in their area (Section 50(8)).

National Agricultural Advisory Services (NAADS) Act, 2001

As provided for under the National Agricultural Advisory Services (NAADS) Act, 2001, the mandate of NAADS is to contribute to the modernisation of the agricultural sector in order to increase total factor productivity of both the land and labour for the benefit of the farmers. Its objectives and functions are to:

- Promote food security, nutrition and household incomes through increased productivity and market oriented farming;
- Empower farmers to access and utilise contracted agricultural advisory services;
- Develop private sector agricultural advisory delivery capacity and systems and assure quality of advice.

NAADS executes its mandate and functions through its Board, a Secretariat and through farmers' fora. The composition of NAADS Board includes farmers (including women and youths), representatives of the agro industry, a representative of MAAIF, representative of the ministry or agency responsible for coordination and monitoring of government programmes, representative of another government ministry or agency and the Executive Director. The farmers' fora through which NAADS operates include:

- a) Village or parish groups
- b) Existing farmers group, association or cooperative
- c) Sub-county Farmers Forum – linked to the District Farmers Forum and Secretariat
- d) District Farmers Forum – linked to the National Farmers Forum and NAADS Secretariat
- e) National Farmers Forum

NAADS is working in pursuit of the national development framework of Poverty Eradication Agenda, which is guided by the Poverty Eradication Action Plan (PEAP). NAADS overall supervision is vested in the Ministry of Agriculture Animal Industry and Fisheries (MAAIF). The programme was officially launched in March 2002.

NAADS is one of the seven components under the Plan for Modernization of Agriculture (PMA), the planning framework of the government for the transformation of subsistence agriculture to market oriented for commercial production. NAADS programme aims to redress past shortcomings in the provision of the agricultural extension services through far reaching reforms and innovative approaches in service delivery.

5.2 Policy Framework

- The National Land Policy 2013
- The National Gender Policy, 1997
- The National HIV/AIDS Policy, 2004

The Uganda National Land Policy 2013

This new land policy addresses the contemporary land issues and conflicts facing the Country. The vision of the policy is: “Sustainable and optimal use of land and land-based resources for transformation of Ugandan society and the economy” while the goal of the policy is: “to ensure efficient, equitable and sustainable utilization and management of Uganda’s land and land-based resources for poverty reduction, wealth creation and overall socio-economic development”.

Access to Land for Investment: Section 4.16 of the Policy (86) states that government shall put in place measures to mitigate the negative impacts of investment on land so as to deliver equitable and sustainable development. While part 90 of the same section positions government to protect land rights, including rights of citizens in the face of investments with measures for clear procedures and standards for local consultation; mechanisms for appeal and arbitration; and facilitate access to land by vulnerable groups in the face of investments.

Measures for Protection of Land Rights: Section 4.18 (93) of the Policy recognizes the inability of the majority of Ugandan to afford the cost of formally securing land rights and therefore government will put in place a framework that would ensure that land rights held by all Ugandans are fully and effectively enjoyed.

Rights for Minorities: As regards land rights of ethnic minorities, the Policy states that:

- (a) Government shall, in its use and management of natural resources, recognize and protect the right to ancestral lands of ethnic minority groups;
- (b) Government shall pay prompt, adequate and fair compensation to ethnic minority groups that are displaced from their ancestral land by government action.

To redress the rights of ethnic minorities in natural habitats, Government will take measures to:

- (i) establish regulations by Statutory Instrument to:
 - recognize land tenure rights of minorities in ancestral lands;
 - document and protect such de facto occupation rights against illegal evictions or displacements;
 - consider land swapping or compensation or resettlement in the event of expropriation of ancestral land of minorities for preservation or conservation purposes;
 - detail terms and conditions for displacement of minorities from their ancestral lands in the interest of conservation or natural resources extraction;
- (i) pay compensation to those ethnic minorities that have in the past been driven off their ancestral lands for preservation or conservation purposes;
- (ii) deliberate and specify benefit-sharing measures to ensure that minority groups benefit from resources on their ancestral lands rendered to extractive or other industry;
- (iii) recognize the vital role of natural resources and habitats in the livelihood of minority groups in the gazettement or degazettement of conservation and protected areas

A National Irrigation Master Plan for Uganda (2010-2035)

The Overall Objective of irrigation development in Uganda, in line with the NDP is therefore: *“Poverty Alleviation and Economic Growth as a result of the sustainable realization of the country’s irrigation potential mitigating the effects of climate change and contributing to the transformation of Uganda society from a peasant to a modern and prosperous country”*. Under the Plan, irrigation will present the following benefits:

- a. it will reduce the risk of climate shock (drought and flood) and allows adaptation against climate change and hence not only renders risk averse farmers willing to invest in seasonal inputs and longer term productivity and sustainability measures, it also reduces the perceived risks of farming system diversification;
- b. it increases productivity and can increase quality of crops;
- c. subject to certain caveats, publicly funded irrigation has significant poverty alleviation potential; and

- d. Appropriate irrigation development planning, by facilitating intensified production, can reduce the unit costs of input, extension and post-harvest services.

The National Gender Policy, 1997

The government adopted a National Gender Policy of 1997, a tool to guide and direct the planning, resource allocation and implementation of development programs with a gender perspective. The adoption of the gender policy has facilitated Uganda's gender mainstreaming programs in all sectors of the economy (implying, the planned works project should equally integrate gender into the implementation of works. MAAIF as an agency implementing ACDP has mainstreamed gender dimensions into its activities, plans and policies.

The National HIV/AIDS Policy, 2004

The policy provides the principles and a framework for a multi-sectoral response to HIV/AIDS in Ugandan's world of work. The policy applies to all current and prospective employees and workers, including applicants for work, within the public and private sectors. It also applies to all aspects of work, both formal and informal. ACDP has mainstreamed HIV/AIDS interventions into its plan, programmes and activities.

5.3 World Bank Policies

World Bank policy requires "screening" of all projects proposed for Bank financing to help ensure that they take social concerns into account with respect to adverse impacts on project affected people (PAP's) and to appropriately plan for and respond to these impacts, and thus improve decision making about resettlement, options, alternatives, participation of PAP's and compensation. The World Bank's safeguard policy on involuntary resettlement, OP 4.12 is to be complied with where involuntary resettlement, impacts on livelihoods, acquisition of land or restrictions to access to natural resources, may take place as a result of the project. It includes requirements that:

- Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
- Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable persons physically displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- Displaced persons should be assisted in their efforts to 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.

This policy covers direct economic and social impacts that both result from Bank-assisted investment projects, and are caused by the involuntary taking of land resulting in:

- (i) relocation or loss of shelter;
- (ii) loss of assets or access to assets; or
- (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location

Procedures for Resettlement According to the World Bank OP 4.12

The World Bank OP 4.12 applies to all components of the ACDP and to all economically and /or physically affected persons, regardless of the number of people affected, the severity of impact and the legality of land holding. OP 4.12 further requires particular attention to be given to the needs of vulnerable groups especially those below the poverty line, the landless, the elderly, women and children, indigenous groups, ethnic minorities and other disadvantaged persons.

The Policy requires that a RAP shall be prepared and cleared by the World Bank prior to implementing resettlement activities. The World Bank also requires that the provision of compensation and other assistance to PAPs, to restore livelihoods when these are affected appreciably, shall be done prior to the displacement of people. In particular, the policy requires that possession of land for project activities may take place only after compensation has been paid. Resettlement sites, new homes and related infrastructure, public services and moving allowances must be provided to the affected persons in accordance with the provisions of the RAP.

Comparison between Land Law in Uganda and World Bank OP 4.12

Although the Ugandan Constitution requires that prompt, fair and adequate compensation be paid prior to displacement, this is not on par with OP 4.12, as there is no requirement that states that the government should provide alternative land or assist with resettlement. Additionally it is unclear how to interpret “prompt, fair and adequate” compensation. OP 4.12 states that displaced persons should be compensated at full replacement cost.

Ugandan law does not make any specific accommodation for squatters or illegal settlers, and reimbursement is based on legal occupancy. There is also no provision in the law that the state should attempt to minimize involuntary resettlement.

Furthermore, the GOU has recently prepared the final draft of the National Land Policy (March 2011) aimed at consolidating a number of scattered policies, which exist on various aspects of the land question, but are diverse, sectoral and inconclusive in many respects. Uganda has never had a clearly defined and / or consolidated National Land Policy since the advent of colonialism in the nineteenth century. Post-independence and recent attempts to settle the land question by the Land Reform Decree 1975, the 1995 Constitution of Uganda, and the Land Act 1998 failed to deal with the fundamental issues in land tenure due to absence of clear policy principles to inform the enactment of legislation that offers politically and socially acceptable and technically feasible solutions. The key policy issues touch on (1) historical injustices and colonial legacies, (2) contemporary issues, mainly arising from such legacies; and (3) land use and land management issues.

Table 5: Outlines the gaps between Uganda law and World Bank requirements for resettlement and compensation. It is clear in the comparison that the OP 4.12 offers more reasonable and/or fair benefits and recognition to PAPs than Ugandan law; therefore OP 4.12 will apply and in all cases, **“the higher of the two standards will be followed in the implementation of RPF; therefore, the World Bank OP4.12 will be followed since it is higher on application of these policies.”**

Table 5: Comparisons of Ugandan Laws and the World Bank Policies on Resettlement and Compensation.

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Mitigation Measure
Land Owners	<p>The Constitution of Uganda, 1995 vests all land directly in the Citizens of Uganda, and states that every person in Uganda has the right to own property. Ugandan law recognizes four distinct land tenure systems, customary tenure, freehold tenure, leasehold tenure, and mailo tenure.</p> <p>Customary land owners are entitled to compensation based on the open market value of the unimproved land</p>	<p>Land-for-land exchange is the preferred option; compensation is to be based on replacement cost.</p>	<p>The legal right to resettlement is applicable only to those with proprietary interest in the affected land.</p> <p>Customary land holds property and ownership.</p> <p>Entitlement for payment of compensation is essentially based on the right of ownership or legal user/occupancy rights.</p>	<p>Land-for-land. If this is not possible, market value is based on recent transactions and thus if alternative property is purchased within a reasonable period of the payment of compensation, it is likely that market value will reflect replacement value. However, local inflation in price land or construction materials can affect what is determined as replacement cost. If this is not reflected in recent transactions, market value may not reflect replacement value.</p>
Land Tenants/Squatters	<p>Ugandan law does not make any specific accommodation for squatters or illegal settlers, and compensation is based on legal occupancy</p> <p>The Land Act treats lawful occupants and bonafide occupants as statutory tenants of the registered owner. Under Section 29 of the Land Act, “lawful occupant” means a person who entered the land with the consent of the registered owner, and includes a purchaser; or a person who had occupied land as a customary tenant but whose tenancy was not disclosed or compensated for by the registered owner at the time of acquiring the leasehold certificate of title. “Bona fide</p>	<p>The OP 4.12 explicitly states that the affected persons cannot be denied compensation /resettlement assistance based on the lack of legal title. Bank projects, therefore, need to make provisions for helping squatters/ encroachers achieve the objectives of the Bank's resettlement policy.</p> <p>For those without formal legal rights to lands or claims to such land that could be recognized under the laws of the country, the government should provide resettlement assistance in lieu of compensation for land, to help improve or at least restore those affected persons' livelihoods.</p>	<p>There is no distinction or discrimination made on the basis of gender, age, or ethnic origin between Ugandan law and Bank policy. However, there is no explicit equivalence on the specific requirements for enforcing non-discrimination, including the requirement that particular attention be paid to the needs of vulnerable groups among the displaced.</p> <p>Those without formal legal rights or claims to such lands are not entitled to be resettled or compensated.</p>	<ul style="list-style-type: none"> • Design ACDP to avoid resettlement or minimize displacement of people • Where necessary, dialogue with policy makers will be initiated to provide assistance to illegal tenants to move to a place where they can reside and/or work legally

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Mitigation Measure
	<p>occupant” means a person who before the coming into force of the Constitution had occupied and utilised or developed any land unchallenged by the registered owner or agent of the registered owner for twelve years or more; or had been settled on land by the Government or an agent of the Government, which may include a local authority.</p> <p>For the avoidance of doubt, a person on land on the basis of a licence from the registered owner shall not be taken to be a lawful or bona fide occupant under this section. Any person who has purchased or otherwise acquired the interest of the person qualified to be a bona fide occupant under this section shall be taken to be a bona fide occupant for the purposes of this Act.</p>			
Land Users/Licensees	<p>Licensees are granted authority to use land for agricultural production, usually limited to annual crops. They have no legal security of tenure or any proprietary right in the land.</p> <p>The Land Act, section 29(5) clearly states that for the avoidance of doubt, a licensee shall not be taken to be a lawful or bonafide occupant</p>	Identify and address impacts also if they result from other activities that are: (a) directly and significantly related to the proposed project, (b) necessary to achieve its objectives, and (c) carried out or planned to be carried out contemporaneously with the project.	No equivalence between Bank and Ugandan systems for identifying and addressing impacts resulting from project related activities.	<ul style="list-style-type: none"> • Design of ACDP to avoid resettlement or minimize displacement of people • The program will have a strategy for enabling the PAPs restore their incomes to at least pre-ACD Project levels • Relocation assistance should be provided.

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Mitigation Measure
Owners of non-permanent buildings	Mailo tenure involves the holding of land in perpetuity. It was established under the Uganda Agreement of 1900. It permits the separation of ownership of land from the ownership of developments on land made by a lawful occupant. Owners of non-permanent buildings are entitled to compensation based on rates set by District Land Boards.	For those without formal legal rights to lands or claims to such land or assets that could be recognized under the laws of the country, Bank policy provides for resettlement assistance in lieu of compensation for land, to help improve or at least restore their livelihoods.	There appears to be a significant difference between Ugandan laws and Bank policy. Those without formal legal rights or claims to such lands and/or semi-permanent structures are not entitled to resettlement assistance or compensation.	<ul style="list-style-type: none"> • Project will provide compensation based on replacement value. This will include the payment of government valuation rates, taking into account market rates for structures and materials, and payment of a disturbance allowance • Dialogue with policy makers will be initiated to explore the possibility of including labor and relocation expenses prior to displacement
Owners of permanent buildings	Valuation of buildings is based on open market value for urban areas and depreciated replacement cost in the rural areas.	Entitled to in-kind compensation or cash compensation at full replacement cost including labor and relocation expenses, prior to displacement	Values based on depreciated replacement cost do not reflect full replacement cost/value	Project will provide compensation based on replacement value. This will include the payment of government valuation rates, market rates for structures and materials, and the payment of a disturbance allowance.
Timing of compensation payments	Once the assessment office takes possession, the land immediately becomes vested in the Land Commission, according to the Land Acquisition Act. However the Land Act Cap 227 (section 42) provides compulsory acquisition must comply with the provisions of the Constitution(article 26)	Implement all relevant resettlement plans before project completion and provide resettlement entitlements before displacement or restriction of access. For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	There is no equivalence on implementing all relevant resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access.	Project to pay prompt, adequate and fair as per Ugandan law. Compensation and resettlement, where applicable, must take place before civil works commence.
Calculation of compensation and valuation	According to the Land Act, Cap 227 (section 77), the value of customary land shall be the open market value of the unimproved land. Value of the buildings shall be at open market	Bank policy requires: (a) prompt compensation at full replacement cost for loss of assets attributable to the project; (b) if there is relocation, assistance during relocation, and	There are no equivalent provisions on relocation assistance, transitional support, or the provision of civic infrastructure.	Market value is based on recent transactions and thus if alternative property is purchased within a reasonable period of the payment of compensation, it is likely that

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Mitigation Measure
	value for urban areas and depreciated replacement cost for rural areas. The crops and buildings of a non-permanent nature are compensated at rates set by District Land Boards.	residential housing, or housing sites, or agricultural sites of equivalent productive potential, as required; (c) transitional support and development assistance, such as land preparation, credit facilities, training or job opportunities as required, in addition to compensation measures; (d) cash compensation for land when the impact of land acquisition on livelihoods is minor; and (e) provision of civic infrastructure and community services as required.	The basis of compensation assessment is not stated in the Land Acquisition Act (an old law due for review), although the Constitution provides for 'prompt, fair and adequate' compensation. (article 26)	market value will reflect replacement value. However, local inflation in price land or construction materials can affect what is determined as replacement cost. If this is not reflected in recent transactions, market value may not reflect replacement value.
Relocation and resettlement	Both The Constitution, 1995 and The Land Act, 1998 gives the government and local authorities power to compulsorily acquire land. The Constitution states that "no person shall be compulsorily deprived of property or any interests in or any right over property of any description except" if the taking of the land necessary "for public use or in the interest of defense, public safety, public order, public morality or public health."	To avoid or minimize involuntary resettlement and, where this is not feasible, to assist displaced persons in improving or at least restoring their livelihoods and standards of living in real terms relative to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher	Ugandan laws do not appear to make provisions for avoidance or minimizing of involuntary resettlement	Project will provide compensation based on replacement value. This will include the payment of government valuation rates, taking into account market values for assets and materials, and payment of a disturbance allowance
Completion of resettlement and compensation	Privately owned land's value is negotiated between the owner and the developer. In rural areas, land is valued at open market value, buildings are valued at replacement cost, and a 15% to 30% disturbance allowance must be paid if six months or less notice is given to the owner.	Implement all relevant resettlement plans before project completion and provide resettlement entitlements before displacement or restriction of access. For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	There is no equivalence between Ugandan law and World Bank policies on implementing relevant resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access.	The project will conform to WB and best practices during implementation of the RAP.
Livelihood	There are no explicit provisions	Livelihoods and living standards are to	Ugandan policy and legislation	The project will provide transition

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Mitigation Measure
restoration and assistance	under resettlement or relocation for livelihood assistance.	be restored in real terms to pre-displacement levels or better	would need to be aligned with Bank policy to effectively guarantee rights of all affected persons of involuntary resettlement.	allowance.
Consultation and disclosure	<p>There are no explicit provisions for consultations and disclosure but there are guidelines issued by separate ministries (e.g. roads and energy).</p> <p>The Land Acquisition Act, however makes provision for an enquiry whereby the affected person can make formal written claim and the assessment officer is obliged to conduct a hearing before making his award.</p>	Consult project-affected persons, host communities and local NGOs, as appropriate. Provide them opportunities to participate in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the procedures for determining eligibility for compensation benefits and development assistance (as documented in a resettlement plan), and for establishing appropriate and accessible grievance mechanisms.	While the consultation requirement is inherent in the EIA, it contains a number of differences with the requirements of Bank policy.	No gap.
Grievance mechanism and dispute resolution	The Land Act, 1998 states that land tribunals must be established at all districts. The Land Act empowers the Land Tribunals to determine disputes and it provides for appeal to higher ordinary courts. The Land Acquisition Act provides for the aggrieved person to appeal to the High Court.	Establish appropriate and accessible grievance mechanisms.		Grievance committees to be instituted within the procedure but will not replace the existing legal process in Uganda; rather it seeks to resolve issues quickly so as to expedite receipt of entitlements and smooth resettlement without resorting to expensive and time-consuming legal action. If the grievance procedure fails to provide a settlement, complainants can still seek legal redress.

6 INSTITUTIONAL CAPACITY ASSESSMENT FOR IMPLEMENTATION OF THE PREPARED ACDP RPF AND RAPS

6.1 Roles and responsibilities of Key Players

The overall responsible authority for ACDP will be the Minister of MAAIF on behalf of the GoU. MAAIF will be oversight by a National Project Steering Committee with representation from relevant ministries at PS level and members of the Private Sector Foundation. ACDP planning and coordination will take place at two levels, national and cluster, with multi-stakeholder representation at each of these levels, with authority to submit proposals for ministerial approval and guide implementation. Actual implementation is done at the national and district level. MAAIF, in consultation with the relevant districts, will be responsible for recruiting an implementing entity –Non-governmental organisation or consultant -- to manage the implementation of the RPF/RAPs.

Project management mechanisms at national level A National Steering Committee (NPSC), chaired by PS of MAAIF, representing all key stakeholders, such as the Private Sector Foundation, farmer organizations/cooperatives and public institutions, at PS level, such as the Ministry of Finance, Planning and Economic Development (MoFPED), Ministry of Water and Environment (MWE), Ministry of Local Government, Ministry of Works and Transport (MoWT), Ministry of Trade, Industry and Cooperatives (MTIC), Minister of Gender, Labour and Social Development (MoGLS), The National Project Steering Committee will provide strategic and policy guidance to the national part of the project. The National Project Steering Committee will meet every two months the first year and every six months in subsequent years.

Project coordination mechanisms at national level The Directorate of Crop Resources (DCR) of MAAIF will be the main implementing unit of this project at national level. The Director of DCR will be the national project director. A lean National Coordination Team (NCT) will be established within MAAIF chaired by the director of The Directorate of Crop Resources (DCR). NCT will be responsible for day-to-day coordination and management of the project, and will report to the PS. The NCT will liaise with other Departments, Local Governments (LG) at other Ministries. The key function is to facilitate smooth project implementation and work on regional trade issues and opportunities, regulatory frameworks, and core project risks. NCT can function as a mediator if conflicts arise at cluster or district level. The NCT will liaise with the National Multi-stakeholder Platform (NMSP) for each commodity chain to get advice on how best to develop the respective subsectors and value chains from a national point of view. The implementing entity –Non-governmental organisation or consultant -- to manage the implementation of the RPF/RAPs will be supervised by both the PCU and the local government within which the project site is located. The community served by the subproject, including the project affected people, will also provide feedback on the performance of the implementing agency, and the monitoring reports will be summarized by the PCU into the quarterly project progress reports.

Project management mechanisms at cluster/district level Cluster Multi-Stakeholder Platforms (CMSP), comprising key value chain actors and local government representatives including members of District Assembly within each cluster, will provide a forum for planning, dialogue and participatory evaluation among the stakeholders. It is important that the CMSP is representative and balance private and public sector involvement. The function of the CMSP is to jointly agree on project priorities and submit proposals for interventions at cluster level to MAAIF. Once approved by MAAIF interventions will be implemented at District level. The daily secretariat of the CMSP will be within the host district's local government, on a rotational basis. These will be chaired by the Chief Administrative Officers

(CAO) or a person assigned by the CAO and co-chaired by private sector/farmer organizations representatives. A Memorandum of Understanding (MoU) between the cluster member districts may be necessary to operationalize the CMSP, as a super-district authority. Each CMSP will comprise of representatives from involved districts, from farmer organizations and from private sector. Each district authority will be represented by one person (LC5, CAO or DPO) in a way that all these function are represented in the CMSP. This can be secured by an annual or biannual rotation among districts of positions. Farmer organizations and private sector should together constitute the majority of the CMSP, and the chair should be selected among these stakeholder groups, to secure that value chain perspectives are guiding decision making. The secretariat function of the CMSP will be provided by one of participating districts on a rotational basis.

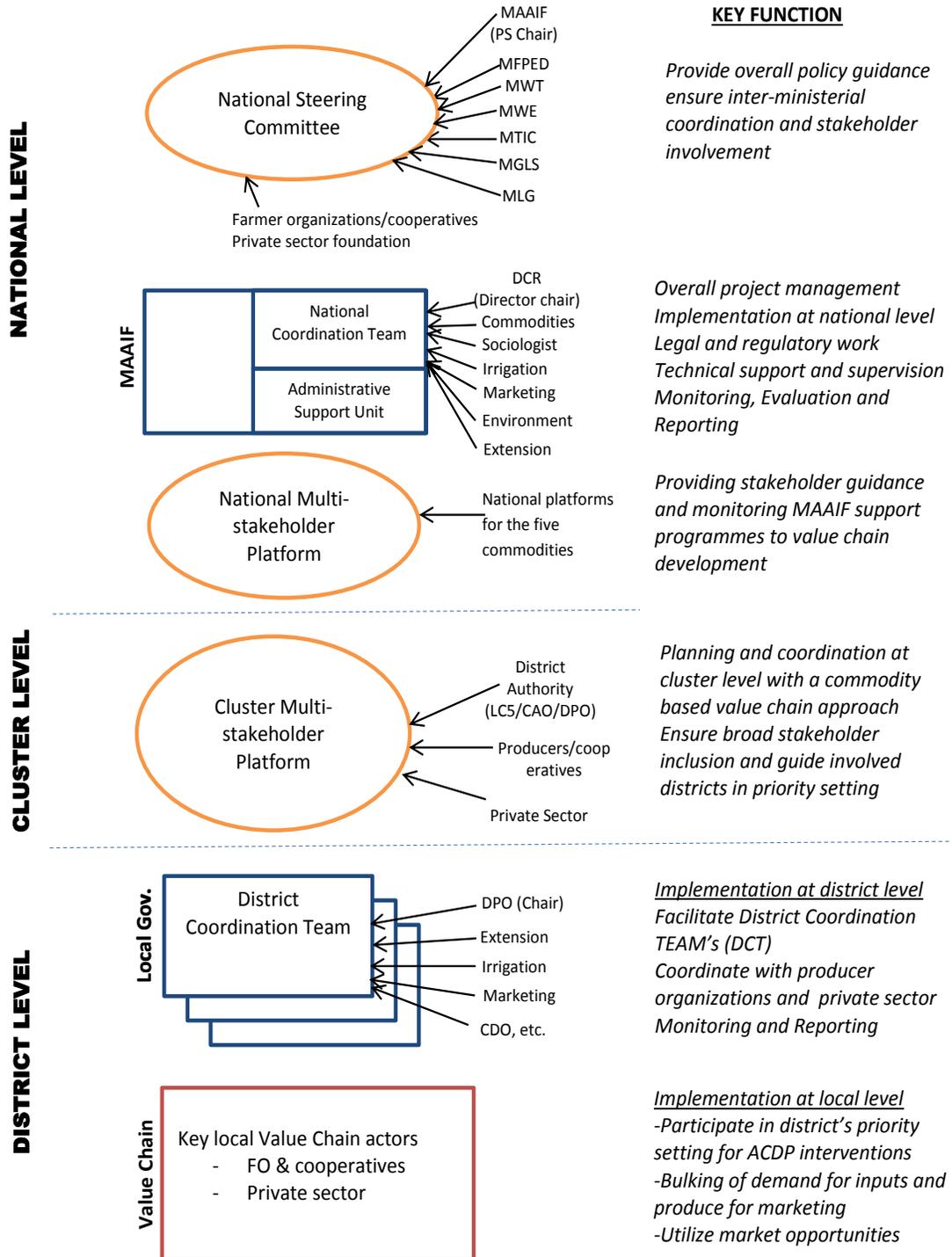
Project implementation at cluster/district level

To implement all activities at cluster/district level Local Government will work in liaison with **MAAIF** in the respective districts. Day-to-day implementation will be ensured by the District coordination Team (DCT), to be established by the involved districts. The DCT will comprise at least of the following: (a) DPC (team leader), District NAADS coordinator, Community Development Officers (CDO) subject matter specialists (SMS) for each commodity and marketing specialist. The DCT will liaise with producer organisations/cooperatives and other value chain representatives.

Funds will be transferred directly to districts and be managed under the existing Local Government guidelines and structure and the Chief Administrative Officers (CAOs) will oversee the project implementation including financial accountability. The CAOs will report progress to the CMSP on monthly basis. The district structure will extend to the sub-counties.

However, for the implementation of the RPFs/RAPs, the implementing independent entity (NGO or Consultant) will work closely with districts specifically the DCT and CMSPs in each district to ensure effective preparation and implementation of RPF and RAPs.

Figure 12: ACDP Organizational Structure



6.2 CAPACITY NEEDS ASSESSMENT FOR IMPLEMENTATION OF THE PREPARED ACDP RPF AND RAPS

Ministry of Agriculture, Animal Industry and Fisheries

Mandate and Responsibility – Subcomponent 3.4 Market access roads and market infrastructure at community level, decision making will be facilitated by the CMSP as a participatory value chain driven priority setting exercise at cluster level, to be endorsed by MAAIF. The districts will be the implementation agency for these activities with support from MAAIF/DCR and the Ministry of Works and Transport. Division of labour between MAAIF and LG should be based on capacity, cost efficiency and in line with decentralisation laws.

Safeguards Capacity - The Ministry does not have Environmental and Social management specialists. Given the fact that agricultural activities contribute cumulatively to environmental degradation in Uganda, there should be residential in-house capacity in MAAIF for environmental management. It is therefore recommended that MAAIF creates in-house positions of Environmental and Social Development Specialists to handle safeguard issues. The ministry has no designated social scientist dealing with social safeguard issues, which has a negative impact on effective compliance on preparation, implementation, monitoring and reporting of the project on the social issues including land acquisition. Since it is implementing a number of other Bank funded projects, it is recommended that a Social Scientist be recruited to support these projects and beef up the Gender focal office responsibility to enable efficient management of the activities.

Role of Office of Chief Government Valuer

The application of the valuation exercise on ground will be done in the presence of at least two local council leaders with the participation of the affected persons. Values assigned to assets must be based on the market rates approved by the respective districts. Where this is not possible, the Chief Government Valuer (CGV) will be engaged to do this. In the event that a Government Valuer handles this process, the depreciation cost will not be imputed and the consent of the affected person on the outcome of the process must be sought in order to arrive at agreements on the total profile of losses and compensation.

Ministry of Gender, Labour and Social Development

Ministry of Gender, Labour and Social Development (MGLSD), working through Community Development Officers (CDOs) at district and sub-county level will be responsible for spearheading and coordinating gender responsive and community development, in particular, sensitizing smallholders to form groups.

National Agricultural Advisory Services

National Agricultural Advisory Services (NAADS) will, as per its mandate, will be responsible for advisory services to farmers.

Capacity – NAADS has a limited number of extension workers.

Ministry of Works and Transport

The mandate of this Ministry is to promote an adequate, safe and well-maintained transport infrastructure, an efficient and effective communications system, safe housing and buildings, and to contribute to the socio-economic development of the country. With regards to ACDP, MoWT under its District and Urban roads Department will work closely with MAAIF on community access roads rehabilitation programme.

Local Government Administration Structures

Local governments will coordinate and monitor the implementation of the project in their respective areas of jurisdiction. Project implementation will be spread throughout the Country, specifically covering the following districts: Masaka, Mpigi, Rakai, Iganga, Bugiri, Namutumba, Pallisa, Tororo, Butaleja, Kapchorwa, Bukwo, Mbale, Soroti, Serere, Amuru (including Nwoya), Gulu, Apac (including Kole), Oyam, Lira (including Dokolo), Kabarole, Kamwenge, Kasese, Kyenjojo (including Kyegwegwa), Mubende, Kibaale, Hoima, Masindi, Kiryandongo, Ntungamo, Kabale, Bushenyi, Isingiro, Nebbi, Arua (including Nyadri), and Yumbe. District and Local Council Administration in ACDP Districts will be vital in implementation of the project by mobilizing political goodwill and sensitizing communities on the project as well as their District Community Development Officers taking care of land acquisition aspects of the project at their levels. The District Local Governments through the District Land Boards are also responsible for determining the compensation rates for crops and trees that are usually impacted during the project implementation.

MAAIF works closely with the Local Government Authorities during project implementation. The CAO usually appoints a focal point officer to coordinate the ACDP project activities and in most cases the Assistant Chief Administrative Officers are appointed. However the DCDOs come in handy during the sensitization and site meetings with the PAPs given their expertise in dealing with communities. Therefore DCDOs work closely with the ACAO to assist monitor the respective areas of project during implementation to ensure that communities are adequately compensated and the vulnerable categories are given special assistance they will also attend the monthly site inspection meetings for the project and be able to point out issues of concerns. The collaboration between MAAIF and project districts should be initiated and clearly communicated in the course of the project preparation and implementation.

Safeguards Capacity – The Local Governments have District Environment Officers, District Agricultural Officers, District Community Development Officers and District Gender Officers, some of whom are involved in the current Bank Financed ATAAS and NUSAF-2 Projects. Sub-county extension staff shall also be involved in the implementation of safeguard policies. The DCDOs in the respective areas of project implementation will work in close collaboration with hired RAP implementation entity in ensuring compliance and monitoring performance of land acquisition issues in the projects to ensure that mitigation measures are adequate and are well integrated in the subproject proposals. DCDOs will also have to review all ACDP resettlement and social assessment reports and provide comments during their review before issuance of Approvals. The Role of the DCDOs will also be to ensure that ACDP subprojects are implemented in accordance with the ESMF and RPF guidelines (International Best Practices) for approval. They will also attend the monthly site inspection meetings for the project and be able to point out issues of concerns. Although some local government staff have some skills in implementing other social issues such as gender mainstreaming agriculture and to some extent managing conflicts, they do not have knowledge and skills in implementing land acquisition procedures. The capacity development of the respective District and Sub County staff needs to be strengthened through a hands-on training on all the identified social issues including safeguard requirements. The training will build the skills of the staff in understanding and participating in the implementation process of the social development needs of ACDP including working with the RAP implementation entity. Tailor made social and environment management training for the district local government staff is recommended.

The Role of the Contractors and Supervising Consultant

The Role of the Contractor, which as per the contract will be accountable for ensuring the preparation of the contractor's ESMPs. In the schedule of works, the Contractor will include all contract related proposed ESMP mitigation measures, and the Supervising Engineers will also ensure that, the schedules

and monitoring plans are complied with. The Contractor on his part will also be responsible for ensuring planning, implementing and reporting on mitigation measures during the execution of the project works.

With respect to the Supervising Consultant, he should have in his team an Social Scientist/Sociologist who will have overall responsibility of ensuring that, land acquisition and social safeguard issues are well attended to. The Social Scientist/Sociologist shall work closely with MAAIF's PCU in supervising the contractor. In addition, he/she will support the PCU to monitor progress of social issues including safeguard compliance as documented. The Social Scientist/Sociologist will also be attending site meetings and providing in-put to the Project Monthly Progress and biannual project supervision Reports.

Capacity - The Contractors and Supervising Consultants are unknown at this point. However, the selection criteria will include experience in handling land acquisition matters as well as Contractor's inclusion of the Social Scientist/Sociologist on the staff requirement for the project. .

Social Issues including RAPs Implementing entity

However, given the complexity of land issues and diversity in some of the project areas it is recommended that MAAIF hires and **implementing Non-governmental organisation or a consultant to** manage the overall implementation of the social mitigation measures. The entity will work in close collaboration with the DCTs and will be monitored and supervised by the Project Coordination Unit (PCU) and the overall district monitoring agents. As such, a RAP will be prepared for each sub-project which will be implemented by this entity. The ToRs for the implementing entity will be prepared by MAAIF and shared with the World Bank.

World Bank

The World Bank will independently review the safeguards documents on ACDP, and monitor the project's environmental and social performance in relation to the respective triggered safeguards during its implementation process. Once the World Bank clears the RPF, it will then be officially disclosed on its website. Technical guidance may also be provided by World Bank to MAAIF including its implementing partners as needed.

6.3 Institutional Strengthening recommendations

The Directorate of Crop Resources (DCR) has identified specific areas needing capacity strengthening within MAAIF. These are: project coordination, financial management, procurement, M&E, communication/knowledge management, as well as social and environmental specialists. To strengthen the capacity of MAAIF/DCR to implement ACDP additional staff covering these areas will be hired, as required, under competitive terms and on contractual arrangement. The project will be facilitated and serviced by DCR. DCR will via an administrative support unit (ASU) service the National Project Steering Committee, NCT and project implementation in general.

In addition, all the new staff plus all the current project Engineers and some contractor staff be sensitized and taken through a tailor made **Management of Land Acquisition Resettlement & Rehabilitation (MLARR) training similar to that initiated by World Bank and co-facilitated by a private entity called Social Economic Empowerment Consortium (SEEC).**

7 LAND ASSET CLASSIFICATION, VALUATION AND COMPENSATION

Valuation and compensation are in accordance with rates set at district level for crops and non-permanent structures. The rates, which are enacted by District Land Boards, are established and updated at District level. It should be noted however that, unlike for crops and semi-permanent structures, land value is not determined by districts. Permanent structures and land are valued based on market value. Under the 1998 Land Act, the District Land Tribunal shall, in assessing compensation referred to in paragraph (b) of subsection (1) of section 77 take into account the following:

- a) In the case of a customary owner, the value of land shall be the Market Value of the unimproved land;
- b) The value of the buildings, which shall be taken at market value in urban areas and depreciated replacement cost in rural areas;
- c) The value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the owner, tenant or licensee.

In addition to compensation assessed under this section, there shall be paid as a Disturbance Allowance of fifteen percent (15%) or if less than six months' notice to give vacant possession is given, and thirty percent (30) of any sum assessed under subsection (1) of this section.

However, for the ACDP the value of buildings in the rural areas should also be at replacement cost without condering depreciated because this could be the only way of ensuring that the property is replaced.

Valuation for State Owned Land

The land asset types identified under Ugandan Law are State Lands and Lands under traditional or customary rights.

State owned land may be allocated for free or sold on a commercial basis to individuals or communities by the Minister responsible for land administration. For cases where the state-owned land is being used by the public (for instance as settlements, for farming, for grazing or any other productive activity,) the individual or the community would be expected to pay compensation. Privately owned property, would have to be compensated for at the market value. The general guiding principle is that whoever was using the land to be acquired would be provided alternative land of equal size and quality.

- Compensation rates would be at a replacement costs, these costs are guided by the CUT-OFF Date,
- The market prices for cash crops and perenial crops are already determined by the Districts and will used,
- Calculations for compensation would not be made after the cut-off date, in compliance with this policy,
- For community land held under customary law, the permanent loss of any such land will be covered by compensation in kind to the community.

In general, cash compensations are paid based upon market/replacement value of the crops, land and structures. Where there is physical relocation of the affected persons to new land including provision of housng and social services, in some cases, the affected persons are entitled to new housing on authorized land under government housing programs. Under the customary law, land is given in compensation for land. For institutional land take and componsation, it must be done in kind replace to avoid public loss.

Valuation for Customary Land

Where any land has been acquired under this Act, compensation will only be payable in addition to the value of any improvement or works constructed on such lands for:

- 1) loss of usufructuary (inherent) rights over such lands in the case of land under customary tenure and
- 2) The market value of such lands in the case of freehold land.

In estimating the compensation to be given for any land or any estate therein or the potential profits thereof, the following will be taken into account:

- The value of such lands, estates or interests or profits at the time of the emission of the notice to acquire, and will not take into account any improvements or works made or constructed thereafter on the lands,
- That part only of the lands belonging to any entity /person acquired under this Act without consideration for the enhancement of the value of the residue of the lands by reason of the proximity of any improvements or works to be made or constructed by the ACDP
- The value of the lands acquired for public purposes but also to the damage, if any, to be sustained by the owner by reason of the injurious effects of severance of such lands from other lands belonging to such owner or occupier.
- For cash payments, compensation at replacement cost/market rates will be calculated in Ugandan currency adjusted for inflation. For compensation in kind, items such as land, houses, other buildings, building materials, seedlings, agricultural inputs and financial credits for equipment may be included. In addition, where assistance may be required, it will include moving allowance, transportation and labor.

Compensation for Land

Compensation for land where there is agriculture is aimed at providing for loss of crops and the labour used to cultivate the crop. Compensation relating to land will cover the market price of the land, the cost of the labour invested, as well as the replacement cost of the crop lost.

Determination of Crop Compensation Rates

Prevailing prices for cash crops would have to be determined. Each type of crop will be compensated for using the same rate. This rate should incorporate the value for the crop and the value for the labor to be invested in preparing new land. Perennial crops are compensated using the District Rates that are established by the districts and approved by the Chief Government Valuer.

Valuation of businesses, structures and land

Compensation for structures and businesses will take into account market values for the structures and loss of economic opportunity while the PAP is transitioning to a new location. This includes: for partial loss of land and no resettlement, cash compensation for affected land, and opportunity cost compensation equivalent to 5% of net annual income based on tax records for previous year or equivalent business or suitable estimates in absence of records. For loss of structures, the affected people will receive cash compensation for entire structure and other fixed assets without depreciation or an alternative structure of equal or better size and quality in an available location which is acceptable to PAP. The PAPs are also be accorded a right to salvage materials without deduction from compensation.

For major or total loss of land, land for land replacement where feasible or compensation in cash at a replacement cost/market value for the entire land holding according to PAPs choice will be accorded. Land for land replacement will be in terms a new parcel of land of equivalent size and market potential with a secure tenure status without encumbrances at an available location which is acceptable by the PAP.

In addition to the relocation assistance to be paid (costs of shifting + Allowance), rehabilitation assistance, if required, will be given to the PAPs.

Dispute Resolution and Grievance Mechanism

The Land Act, Cap 227 states that land tribunals must be established at district level. It empowers the District Land Tribunals to determine disputes relating to amount of compensation to be paid for land acquired compulsorily. The affected person may appeal to a higher ordinary court. The Land Acquisition Act allows for any person to appeal to the High Court within 60 days of the award being made. All land disputes must be processed by the tribunals before the case can be taken to the ordinary courts. The act also states that traditional authority mediators must retain their jurisdiction to deal with, and settle land disputes.

At present, however, the land dispute management system in Uganda does not recognize the inherent differences between disputes over land held under customary tenure and those held under other tenure regimes. There is no specific recognition given to indigenous mechanisms for dispute processing or customary law as a normative framework for the processing of disputes under customary tenure. This can in a way affect the implementation of this RPF and RAP given the fact that the ACDP project is mainly being implemented in rural areas which predominately have a customary land tenure system. It is therefore expected that the on-going drafting of the Compensation Policy will take in consideration the indigenous mechanisms for dispute resolutions under the customary tenure.

However, for implementation of this project, the grievance redress mechanisms will be established based on the findings of the land study and social assessment to ensure that the responses are within existing systems and structures and accessible to the lowest project affected person.

8 LAND ADMINISTRATION AND CATEGORIES OF AFFECTED PERSONS

8.1 Jurisdiction of the Framework

The following will apply in the implementation of this framework:

- all land acquisition, including voluntary land contribution will be compensated,
- compensation will be limited to valuations made after the cut-off date
- compensation for existing infrastructure will be limited to new land acquired for extensions and rehabilitation of these infrastructures and related services,
- All land conflicts will be resolved in a transparent manner and in a manner that is not coercive. Attempts will be made to resolve conflicts at the village, traditional authority or district level. Where this is not possible, recourse can be heard at State legal institutions on land ownership in Uganda

8.2 Land Acquisitions, Title, Transfer and Term of Ownership

Land acquisition in Uganda may be achieved through:

- occupancy by individual persons and by local communities, in accordance with customary norms and practices, which do not contradict the Constitution;
- uninterrupted occupancy by individual nationals who have been using the land in good faith for at least twelve years before 1995 and;
- authorization on the basis of an application submitted by an individual or corporate person in the manner established by the Land Law

The Land Law stipulates that a land title will be issued by the Lands Department. However, the absence of a title will not prejudice the right of land use and benefit acquired through occupancy. The application for a land title will include a statement by the local administrative authorities, preceded by consultation with the respective communities, for the purpose of confirming that the area is free and has no occupants. Title to local community land will be issued in a name decided upon by the community and individual men and women who are members of the local community may request individual titles after partitioning community land.

The right of land use and benefit can be proved by presentation of the respective title; testimonial proof presented by members, men and women of local communities and by expert evidence and other means permitted by law.

Among other modes of land transfer, the Land Law permits the transfer of land by inheritance, without distinction by gender. The right of land is not subject to time limit for the following cases: (i) Where the right was acquired by local communities through occupancy; (ii) Where it is intended for personal residential purposes and; (iii) Where individual nationals intend it for family.

8.3 Land Acquisition Mechanism for ACDP

This Resettlement Policy Framework, for the ACDP program activities advocates for all measures to eliminate or minimize the impacts of physical and economic displacement of people as much as possible. Therefore when the acquisition of land is required, the program will:

- initially endeavor to utilize available freehold or public land;
- seek voluntarily donated land, sufficient for the purposes of the ACDP program;
- negotiate acquisition of land suitable for implementation of the ACDP program activities using agreed compensation plans and only as a last resort and;
- acquire land through involuntary means following the provisions outlined in this RPF

Voluntary Land Contribution with Compensation

Voluntary Land Contribution with Compensation will refer to cases where individuals or community land owners will agree to provide land for ACDP program-related activities, in return for negotiated compensation. Where this approach is taken, the entire process should be fully documented and consent agreements banked by the District Land Board as well as the lower level local governments.

Note: Voluntary Land Contribution without Compensation is not recommended, because the experience has shown that opening up this venue either leads (i) to elite capture or to (ii) forced contribution from the most vulnerable groups or persons. To avoid this elite capture, abuses of vulnerable groups, and delays in implementation of the program, it is preferable to compensate all lands acquired for program activities.

Involuntary Acquisition of Land

Involuntary acquisition of land and assets thereon, including resettlement of people, unless absolutely necessary, will be avoided. Where involuntary land acquisition is unavoidable then it will be minimized to the greatest extent possible. The Displaced Persons will participate throughout the various stages of the planning and implementation of the land acquisition, compensation and resettlement plans and processes. Prior to the preparation of the Resettlement Action Plans, the persons to be displaced will be informed of the provisions of this Framework and their entitlements at public meetings.

8.4 Categories of Project Affected People (PAPs)

The likely numbers of persons who may be affected and displaced during implementation of the ACDP program activities can not be accurately estimated since the specific project sites which may require land are not yet defined. However, the ACDP Affected Persons (PAPs) or the persons likely to be displaced economically or physically can generally be categorized into the following main groups.

Affected Households

A household will be affected if one or more of its members are affected by the ACDP activities. This will be either in the form of loss of property, land or access to services or socio-economic resources. Affected household members will include:

- Any member of the household whether men, women, children, dependent relatives, friends and tenants,
- Vulnerable individuals who may be too old or ill to farm or perform any duties with the others,
- Members of the household who are not residents because of cultural rules, but depend on one another for their livelihood,
- Members of the household who may not eat together but provide housekeeping or reproductive services, critical to the family's maintenance,

- Other vulnerable people who cannot participate, for physical or cultural reasons; in production, consumption, or co-residence.
- Disabled people who may be attached to a particular service center.

Vulnerable Households

One of the objectives in the decentralization policy of Uganda targets empowering women by removing restrictive practices on women's participation in decision-making processes that affect them. Particular attention will be paid to impacts on vulnerable members of these communities such as women, children, the disabled, female and child headed households, and internally displaced people. Internal conflicts, historical marginalization, poor infrastructure, and diseases still affect the region, with significant impacts on human welfare and quality of life.

Elderly

The elderly people farm or engage in other productive activities as long as they are physically able to. Their economic viability does not depend on how much land they farm or how much they produce because, by producing even small amounts of food to “exchange” with others, they can subsist on cooked food and generous return gifts of cereal from people such as their kith and kin and neighbors. Losing land will not necessarily affect their economic viability. They will have cash or in-kind replacements to exchange. For future production they need access to only a small parcel of land. What would damage their economic viability is resettlement that separates them from the person or household on whom they depend for their support. The definition of household by including dependents avoids this.

Voluntary Land Contributors

Under some development projects, especially community projects very similar to ACDP, there were instances when individual members gave land voluntarily. Particular attention will be paid to ascertain that these contributions were indeed voluntary and free from all pressures from society and free from fear of prosecution, marginalization or stigmatization. All persons or groups affected by this will be monitored even where contributions are voluntary to ascertain whether they have not been or likely to be affected such that they are left poorer or livelihoods affected without course for compensation. Sometimes land is given “voluntarily” because people do not want to be seen as or accused of, holding back community development. Where this approach is taken, the entire process should fully be documented and consent agreements banked by the District Land Board as well as the lower level local governments.

Women

Women may depend on husbands, sons, brothers or others for support. In many cases too, women are the main breadwinners in their households, yet in some communities in Uganda, women cannot own land. Also, as mothers and wives, they need access to health service facilities. Women are central to the stability of the household. They will not be resettled in a way that separates them from their households as the survival of their households depends on them. Furthermore, the decentralization policy of Uganda recognizes the plight of women and seeks to encourage employment and the involvement of women in decision-making. Their compensation will take into account all these factors. The needs and problems of the women are likely to be different both in character and magnitude from those of men, particularly in terms of social support, services, employment and means of survival. Female heads of households are eligible for the same benefits as their male counterparts but they would need special attention if they lack resources, educational qualifications, skills, or work experience compared to men.

Children and Child-headed Households

Children and adolescents (especially girls) are important elements in vulnerability. Intergenerational ties link experiences between one generation and the next to the extent that fateful intergenerational experiences get transferred from one generation to the next. This means experiences related with social, symbolic and economic capital (especially high birth and illiteracy rates, and rigid social norms) make children and young girls more vulnerable than others. In many households, due to drop in income and living standards, children may never return to school, instead getting drafted into the labor market or into prostitution.

The situation even gets worse when children suddenly find themselves in situations where they are the sole bread earners for their younger siblings. This is even truer now in the HIV/AIDS pandemic where many families have had older (parents) bread winners wiped out. To cope with the sudden social change, older siblings become 'foster' parents to their young siblings without any experience family making. Among the affected households, the child headed households are clearly the most vulnerable and consequently they will need special attention in terms of rehabilitation and livelihood support.

Customary Land Users without a Formal Title

These are the local or/and indigenous groups and are usually peasant farmers or pastoralists who may have customary rights to the land and other resources (crops and trees) taken away due to the ACDP. These people usually have ancestral customary rights to regulate collective common property and have open access to common grazing land, fishing areas, forest and grassland resources for subsistence and cash incomes. The World Bank Policy (OP 4.10) has been triggered for ACDP because it will cover areas inhabited by legally recognized these peoples'. MAAIF will have to consider the affected people in this category and work out a compensation and resettlement package for them if the project affects them with respect to physical and economical land dislocations or/ and involuntary abstraction to a legally designated parks and protected areas.

9 SUBPROJECT SCREENING, LAND ACQUISITION AND RESETTLEMENT

9.1 Project Screening

The Involuntary Resettlement Policy requires that all Bank-financed operations are screened for potential impacts, and that the required compensation work is carried out on the basis of the screening results before implementation or civil works for each subproject begins. Sub-projects might also have a social impact on the community. Potential socio-economic impacts that will require mitigation measures, resettlement and compensation will have to be identified. The subprojects will be screened to answer the critical questions below:

- i. Will involuntary resettlement, land acquisition, or loss, denial or restriction of access to land and other economic resources be caused by the implementation of the sub-project?
- ii. Will the sub-project result in the permanent or temporary loss of crops, fruits and household infrastructures such as granaries, outside toilets, kitchens, and other structures, etc.?

9.2 Preparation of Resettlement Action Plans

The screening process is a very important component of several activities that contribute to the preparation of the Resettlement Action Plans (RAPs). The RAP which will be drafted for ACDPs will specify the procedures it will follow and the actions it will take to properly resettle and compensate affected people and communities. The RAP will have to identify the full range of people affected by the project and justify their displacement after consideration of alternatives that would minimize or avoid displacement. Preparation and submission of the Resettlement Action Plan to the relevant local government authorities and World Bank comprises the following steps:

Step 1: The program investment activities to be undertaken and the locations of the investments will undergo preliminary evaluation on the basis of the objectives of the program.

Step 2: The developer, MAAIF, and implementing contractors will approach the communities impacted through the local government authorities with the view to arriving at a consensus on possible sites for the type of facility to be adopted.

Step 3: The Local Communities authorities (village councils, parish/sub-county county and district development committees) will undertake their inter-communal consultations in order to review the siting of the facility.

Step 4: The environmental and social screening process in conformity with the provisions of the ESMF and the RPF screening process. The process will determine:

- whether any resettlement will be required at the chosen site and if so
- whether alternative sites are available,
- whether any loss of land, assets or access to economic resources will occur or
- Whether any of the World Bank operational policies will be triggered.

Step 5: On the basis of analysis of the matrix emanating from the two screening processes a final selection of the optimum site presenting the least negative environmental and social impacts including resettlement /loss of assets can be made.

Step 6: Where resettlement or loss of assets cannot be avoided, the provisions of the World Bank's OP 4.12 will be applied and a RAP prepared for each sub project /investment.

On overall, the above screening process should be well documented for reference and information

In the event that resettlement will be triggered, a Resettlement Action Plan will be prepared, consulted upon and disclosed for the respective subproject. The RAP shall, among others:

- Establish method for determining a cut-off date for compensation.
- Provide description of different categories of impacted people determined by degree of impact and assets lost.
- Define criteria to be used in identifying who is eligible for compensation for each category of population impacted. These criteria may include, for example, whether losses are partial or total, whether people have their own land or also rent land, and what happens when buildings are occupied by more than one business tenant or household.
- Elaborate on amount of losses, ownership status, tenancy status, and any other relevant information.
- Identify who and how impacted persons will be impacted, who will determine eligibility, and how process will work.
- Set out the different categories of people that may be affected by subproject, and show the types of losses such people may suffer, whether to land, income, rights of access, housing, water sources, proximity to work, and others, and including combinations (house and land, for example).
- Make the eligibility criteria user-friendly, so that those applying the principles to subprojects “on the ground” will be able to quickly identify whether people affected are eligible for compensation, and how.
- Describe who will judge eligibility in difficult cases, for example by the use of neighborhood or village committees, or outside experts, and how such processes will work.
- Define categories of people eligible under national law, and, separately, any others who must be compensated because of the requirements of World Bank policy.
- Define the unit of compensation – individuals, families, collectives (or all three, because some losses may be sustained by individuals, others by the community as a whole or by associations within it such as religious or farmers' groups).

As a general guide the RAP must:

1. Sufficiently justify resettlement as unavoidable – the alternative analysis done before the the final choice of the specific sitr will be important in this justification.
2. Be based on the baseline study reports and inventory of assets.
3. Uphold the principle of fairness in compensating affected persons – same principles of replacement cost apply for both urban and rural affected persons.
4. Contain deliberate activities and mechanisms to enhance capacity to efficiently manage the resettlement process. This must include strengthening existing capacity of Water authorities and local Councils to handle the process where necessary.

The process of preparing the resettlement action plans, in line with the requirements of above, will involve the following:

- Communicating and consulting the stakeholders

- Setting a cut-off date for the census to be undertaken of the affected persons
- Carrying out a census to identify PAPs
- The census will generate information about the Displaced Persons, their entitlements regarding compensation, resettlement and rehabilitation assistance as required,
- Assessing and adequately recording disturbances, especially those affecting income-earning activities and impact on assets, with the view to compensating or replacing in case of resettlement,
- Based on the census and inventory of losses, and in consultation with the Displaced Persons, a time-phased action plan with a budget for provision of compensation, resettlement, and other assistance as required, shall be prepared.

To ensure transparency of procedures, PAPs and Displaced Persons shall be informed of the method of valuation employed to assess their assets. All payments of Compensation, Resettlement Assistance and Rehabilitation Assistance, as the case may be, shall be made by the MAAIF in the presence of the PAP(s) in question and a witness, and local officials. MAAIF will be responsible for implementing the resettlement process, carrying out a census of PAPs and the affected properties, RAP preparation and compensation. The District Local Governments will monitor this process and give advisory services as required.

Note: The recommended land study and social assessments planned to be undertaken in parallel with the prefeasibility in Year 1, prior to the RAP preparation will feed in the RAPs and ESIA. Therefore the above recommended guidelines may be modified as a result of the findings from these studies.

Approval of the Resettlement Action Plan

The Project Implementing Agency (MAAIF) will engage a consultant to prepare a Resettlement Action Plan report giving details of all the project impacts in terms of the numbers of all Project Affected Persons plus their properties and values which must be approved by the Chief Government Valuer. This report is then sent to the World Bank for approval and onward disclosure at the Bank's Infoshop prior to commencing resettlement activities.

10 STAKEHOLDER CONSULTATION AND DISCLOSURE PLAN

Public consultations in relation to the RAP occur at all stages, starting with inception and planning when the potential lands and alternative sites are being considered. A participatory approach is adopted as an on-going strategy throughout the entire project cycle starting with the RAP preparation.

Public participation and consultations take place through individual, group, or community meetings. Additionally, radio programs and other media forms may be used to further disseminate information. PAPs are consulted in the survey process; public notices where explanations of the sub-project are made; RAP implementation of activities; and during the monitoring and evaluation process. Selection of ways to consult, and expand participation by PAPs and other stakeholders, will take into consideration literacy levels prevalent in affected communities; ethnicity and cultural aspects; and practical conditions (like distance). Refer to Annex 8 for a sample table of contents for consultation reports.

The role of traditional political and cultural leaders, including the community elders, in the participation strategy will be important. The RAP team should ensure that these leaders and local representatives of PAPs are fully involved in designing the public consultation procedures. Two steps of information and consultation are proposed to be implemented in the course of the preparation of RAPs and ARAPs:

- Initial information:
 - ✓ this step should coincide with the cut-off date (information should not be delivered in advance of the cut-off date to avoid encroachment by new arrivals),
 - ✓ Basic information will be provided to potentially affected people on the Project, and resettlement and compensation principles as they are outlined in this RPF,
 - ✓ The engagement of the PAPs will take the form of a public meeting at project areas
- Consultation on draft RAP/ARAP: once these are available in draft form, they should be discussed with the affected communities, whose comments will be incorporated into final documents.

10.1 Key Issues

The objective of consultations will be to secure the participation of all people affected by the project in their own resettlement planning and implementation, particularly in the following areas:

- alternative project design;
- assessment of project impacts;
- resettlement strategy;
- compensation rates and eligibility for entitlements;
- choice of resettlement site and timing of relocation;
- Community development opportunities and initiatives;
- development of procedures for redressing grievances and resolving disputes; and
- mechanisms for monitoring and evaluation; and for implementing corrective actions

10.2 Consultation Phases

Data collecting phase

Consultations during preparation, in particular, the collection of background information, and the social survey or social assessment, are critical for successful data collection. The levels of consultation will

vary from households to community groups, based on the particular context of the sub-project(s). The RAP team will design the questionnaires but it will be the households, organizations, and institutions that will validate their effectiveness through feedback. Focus group meetings with women, farmers' associations, individuals who own farms, etc., as well as primary and/or secondary schools, health centers, and agricultural cooperative unions are usually good sources for establishing the community baseline situation.

Implementation phase

During implementation, PAPs will be informed about their rights and options. The grievance mechanism will continue to operate and all grievances will be recorded. The participation of local leaders and PAPs in disseminating information and resolving disputes will be important once RAP implementation starts. A dynamic participatory approach involves PAPs in decision making about livelihood and community development programs.

Community involvement and sensitization

The affected persons should be engaged in active consultations at the beginning of the project and they should have access to the Resettlement Action Plan and be encouraged to provide input. Consultations should happen in local language where possible; women should be consulted separately if that is more appropriate. The consultation process should ensure sizeable participation of women, youth, migrants, and groups at risk of exclusion, and also ensure prior distribution of project information in a form that is accessible to community members, etc. Communities within the project areas will be sensitized on the project and likely project impacts and the extent of their involvement to ensure project success. Measures instituted to address negative project impacts will be well communicated to the community. The Ugandan law requirements on consultation and information, as well as those related with grievance management fall short of meeting WB requirements. The application of these will require:

- Meaningful information and consultation to take place before the process leading to displacement is launched in each particular location concerned by a subproject,
- A specific grievance registration and processing mechanism to be put in place

Monitoring and evaluation phase

PAPs representatives will participate in the sub-project workshops at mid-term and at the end of RAP implementation. To the extent possible, the RAP should include social accountability tools like citizen report cards to assess the quality of RAP implementation, and in some cases, assist the RAP team in tracking expenditures. The latter would be significant in helping PAPs with money management and restoring their livelihoods. PAPs will be able to suggest corrective measures, as needed, to improve RAP implementation in the sub-project(s). Prior to closing the RAP, PAPs will participate in a feedback survey as part of the RAP's independent impact evaluation exercise.

Notification Procedure

Affected persons will be notified through both formal (in writing) and informal (verbal) manner, for example at community meetings called by District Steering Committee. Public notices in the daily newspapers, radio or television services will be conducted to notify the public of the intention to acquire land earmarked for subprojects. A copy of such notice shall be served to each owner, occupier and person or agent having an interest in the land thereof. The names and addresses of the owners, occupiers and agents shall be readily ascertainable. The notice shall state:

- The Project's proposal to acquire the land;
- The public purpose for which the land is wanted;
- That the proposal or plan may be inspected at MAAIF or the CAO's office
- That any person affected may, by written notice, object to the transaction giving reasons for doing so, to the entities cited above within a period to be specified at the time of publication of the Notice;
- List the cut off date detailing that in-migration after this date will not receive compensation.

Documentation

The names and addresses of affected persons will be compiled and kept in a database including claims and assets. MAAIF will maintain records of these persons as well as the CAO. The records are also important especially for future monitoring activities. Documentation will include documents relevant to land transactions (voluntary and involuntary).

Contract Agreement

A contract listing of all property and land/ farms being surrendered and the types of compensation (both cash and kind) will be prepared. The contracts will be presented at community meetings/ durbars prior to signing. The handing over of property and compensation payments will be made in the presence of the affected persons and the Compensation Committee, and in public.

Linking Resettlement Implementation To Civil Works

PAPs will need to be compensated, in accordance with this Resettlement Policy Framework and subsequent Resettlement and Compensation Plan, before work on that road segment can begin. For activities involving land acquisition or loss, denial or restriction to access of resources, it is required that provisions be made, for compensation and for other assistance required for relocation, prior to displacement. The assistance includes provision and preparation of resettlement sites with adequate facilities.

In particular, land and related assets may be taken away only after compensation has been paid and resettlement sites and moving allowances have been provided to PAPs. For project activities requiring relocation or resulting in loss of shelter, the resettlement policy further requires that measures to assist the project affected persons are implemented in accordance with the individual RAPs.

In the Implementation Schedule of each RAP, details on resettlement and compensation must be provided. The schedule for the implementation of activities, as agreed between the Project Planning team and PAPs must include:

- target dates for start and completion of civil works,
- timetables for transfers of completed civil works to PAPs, dates of possession of land that PAPs are using (this date must be after transfer date for completed civil works to PAPs and for payments of all compensation) and;
- the link between RAP activities to the implementation of the overall sub project.

When approving recommendations for resettlement during screening, PAPs must confirm that the resettlement plans contain acceptable measures that link resettlement activity to civil works, in compliance with this policy. Proper timing and coordination of the civil works shall ensure that no affected persons will be displaced (economically or physically) due to civil works activity, before compensation is paid and before any project activity can begin.

11 ELIGIBILITY CRITERIA AND DISPLACEMENT PROCEDURES

11.1 World Bank Criteria for Determining Eligibility for Compensation

According to OP 4.12 of the World Bank, the criteria for determining eligibility for compensation, resettlement and rehabilitation assistance measures for persons to be displaced, are based on the following:

- a. Persons that have formal legal rights to land, including customary and traditional; and religious rights recognized under the laws of Uganda. This class of people includes those holding leasehold land, freehold land and land held within the family or passed on through generations.
- b. Persons who do not have formal legal rights to land or assets at the time the census begins; but have a recognized claim of use to such land or ownership of assets through the national and traditional laws of Uganda. This class of people includes those that come from outside the country and have been given land by the local dignitaries to settle, and/or to occupy.
- c. Persons who have no recognizable legal right or claim to the land they are occupying, using or getting their livelihood from. This class of people includes encroachers and illegal occupants/squatters.

Persons covered under (a) and (b) above are provided compensation for loss of land and assets and other assistance as needed. Persons covered under (c) above are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, if they occupy the project area prior to the cut-off date. In practice, this means that people usually considered in Uganda as “squatters” will be entitled to Project assistance as long as they are present on site at the cut-off date.

In other words the absence of a legal title to land or other assets is not, in itself a bar to compensation for lost assets or to other resettlement assistance. This is also in line with the Land Act (Uganda) which recognises such rights such as sharecroppers and squatters provided they have been in place for twelve years prior to the promulgation of the Land Act. Under the OP 4.12, squatters are also entitled to resettlement assistance provided they occupied the land before the established cut off date. These PAPs under the third category, to be able to qualify for resettlement assistance, however must comply with the cut off date as established by the management committees in close consultation with stakeholders following a socio economic study of the project area. None who has occupied the project area after the cut off date will qualify for resettlement assistance under this RPF.

11.2 Consideration under the Project

Entitlements for compensation shall be based on the eligibility criteria and the various categories of losses identified in the desk studies and field consultations. Unless otherwise indicated, payment of compensation and other entitlements and the extension of assistance will be made to PAP households and individuals as the case may be.

In dealing with compensation, preference shall be given to land based resettlement strategies for Project Affected Persons whose livelihoods are land-based. Where sufficient land is not available at a reasonable price, non-land based options centered on opportunities for employment or self re-employment should be provided in addition to cash compensation for land and other assets lost. However this lack of land shall be documented and justified.

In addition to these entitlements, households who are found in difficult situations and are at greater risk of impoverishment (i.e. widowed household heads, households without employment, single parent

households etc.) as identified by the census will be provided with appropriate assistance by the project. Assistance may be in form of food, temporary accommodation, medical subsidy, employment referrals or priority employment in project activities. The assistance is meant to help them cope with the displacement caused by the project. It is not possible to provide an exhaustive list of such persons at this project preparatory stage. However, based on an understanding of the social structure of the rural community and the nature of the projects, it is possible to suggest that the most likely affected persons will comprise both individuals and communities as a whole including women, vulnerable groups.

11.3 Cut-off date

In accordance with OP 4.12 and for each sub-project activities under the ACDP, a cut-off date will be determined, taking into account the likely implementation schedule of the activities. To ensure consistency between Ugandan legal requirements and WB policies, this **cut-off date** should be the date of notification to owners/occupiers as provided under the Lands (land act) Act, 1995, where acquisition of land is involved.

Once the relevant local authority has approved the sub-project, the Project Implementation Team and Compensation Committee will meet to discuss and agree on a program of implementation. They will also choose tentative **cut-off dates**. The dates would then be communicated to the community through their respective representative in the District and Municipal Compensation Committees.

The entitlement **cut-off date** refers to the time when the assessment of persons and their property in the sub-project area is carried out, i.e. the time when the sub-project area has been identified and when the site-specific socio-economic study is taking place. Thereafter, no new cases of affected people will be considered. The establishment of a **cut-off date** is required to prevent opportunistic invasions/rush migration into the chosen land areas thereby posing a major risk to the sub-project.

Where there are clearly no identified owners or users of land or assets, the respective Regional Lands Board and Land Use Administration will notify the community leaders and representatives to help to identify and locate the land users. These leaders and representatives will also be charged with the responsibility to notify their members about the established cut-off date and its significance. The user(s) will be informed through both formal notification in writing and by verbal notification delivered in the presence of the community leaders or their representatives.

11.4 Eligibility Criteria for Compensation

Determination of the eligibility of the bona fide occupants of the properties to be compensated shall be done through a transparent and legal process, taking into consideration all the existing laws of Uganda and policies of the World Bank and local customs. Compensation will be paid only to those persons:

1. Who prior to the commencement of the project, have evidence of ownership or occupancy of the land of at least 30 days within the period of commencement of the project;
2. Who have property (a house, crops or thriving business enterprise) situated in the area identified for development;
3. With household members who derive their livelihood from the advantage of location and proximity to other social economic facilities provided the current settlement.

The Entitlement Matrix below shows will show the types and number of affected people, the types and quantity of losses, and the forms and amounts of compensatory actions that will be taken for each type.

Table 6: Eligibility Criteria

Category of affected persons	Assets	Type of compensation
Persons with formal legal rights to land, including customary leaders who hold land in trust for community members.	Physical and non- physical assets such as residential structures, productive lands, economic trees, farm lands, cultural sites commercial/ business properties, tenancy, income earning opportunities, and social and cultural networks and activities	Land-for-land compensation. If this is not possible, then compensation for land lost taking into account market values and other assistance. Compensation to be granted to communities as well.
Persons with customary claims of ownership or use of property recognized by community leaders (including the landless and migrants)		Land-for-land compensation. If this is not possible, then compensation for land lost taking into account market values and other assistance. Users to be provided with alternative lands to use.
Persons with no recognizable legal right or claim to land they are occupying, e.g. squatters		To be provided resettlement assistance in lieu of compensation for land occupied. (See below)
Persons encroaching on land after the notification		Not eligible for compensation or any form of resettlement assistance

Table 7:Entitlement and Compensation Matrix

Asset acquired	Type of Impact	Entitled Person	Compensation Entitlement
Agricultural land	No Displacement: - Cash compensation for affected land equivalent to current market value. The remaining land remains economically viable	Farmer /Title holder	Cash Compensation for affected land equivalent to market value which should be current and able to replace the property.
		Tenant /Leaseholder	Cash compensation for the harvest of affected land equivalent to the average current market value over three years or the compensation rates as established by the District Land Boards in collaboration with the Chief Government Valuer whichever is the higher.
		Squatter	Cash compensation for the harvest of affected land equivalent to the average market value over three years or the compensation rates as established by the District Land Boards in collaboration with the Chief Government Valuer whichever is the higher.
	Displacement: - If more than 50% of the land holding is lost or less than 50% of the land lost but remaining	Farmer /Title holder	Land for land replacement where feasible or compensation in cash for the entire land holding, taking into account market values for the land, according to PAPs choice. Land for land replacement will be in terms a new parcel of

	land not economically viable.		land of equivalent size and productivity with a secure tenure status, without encumbrances, and at an available location which is acceptable by the PAP. In addition relocation assistance to be paid (costs of shifting + assistance in re-establishing perennial crops including economic trees up to a maximum of 12 months while short term crops mature)
		Tenant /Leaseholder	Cash compensation equivalent to the average market value over three years for the mature and harvested crops at the compensation rates as established by the District Land Boards in collaboration with the Chief Government Valuer whichever is the higher, Or market value for the remaining period of the tenancy /lease agreement.. In addition relocation assistance to be paid (costs of shifting + Allowance)
		Squatter	Cash compensation equivalent to the average market value over three years for the mature and harvested crops at the compensation rates as established by the District Land Boards in collaboration with the Chief Government Valuer whichever is the higher, Or market value for the remaining period of the tenancy /lease agreement.
		Agricultural worker	Cash compensation equivalent to the local average of 6 months' salary + relocation assistance to be paid (costs of shifting + Allowance) +Assistance in getting alternative employment
Commercial Land	No Displacement: - Land used for business partially affected	Title Holder / Business owner	Cash compensation for affected land, and opportunity cost compensation equivalent to 5% of net annual income based on tax records for previous year or equivalent business or suitable estimates in absence of records.
		Business owner is lease Holder	Opportunity cost compensation equivalent to 10% of net annual income based on tax records for previous year or equivalent business or suitable estimates in absence of records.
	Displacement: - Premise used for business severely affected remaining area not sufficient for	Title Holder / Business owner	Land for land replacement where feasible or compensation in cash for the entire land holding according to PAPs choice. Land for land replacement will be in terms a new parcel of land of equivalent size and market potential with

	continued use		<p>a secure tenure status without encumbrances at an available location which is acceptable by the PAP.</p> <p>In addition relocation assistance to be paid (costs of shifting + Allowance), Opportunity cost compensation equivalent to two months net income based on tax records for previous year or equivalent business or suitable estimates in absence of records.</p>
		Business owner is lease Holder	<p>Opportunity cost compensation equivalent to two months net income based on tax records for previous year or equivalent business or suitable estimates in absence of records.</p> <p>Relocation assistance in rental/lease alternative land, property for a maximum of six months to re-establish business</p>
Residential land	No Displacement: - Land used for residence partially affected, limited loss and remaining land remains viable for present use	Title Holder	Cash Compensation for affected land, taking into account market values for land.
		Rental / Lease holder	Cash compensation equivalent to 10% of lease / rental fee for the remaining period of rental lease agreement
	Displacement: - Premise used for residence severely affected remaining area not sufficient for continued use or becomes smaller than minimally acceptable under the Town and country planning Act	Title Holder	<p>Land for land replacement where feasible or compensation in cash for the entire land holding according to PAPs choice. Land for land replacement will be of minimum plot of acceptable size under the Town And Country Planning Act, whichever is larger in the community, or a nearby resettlement area with adequate physical and social infrastructure systems as well as a secure tenure status, without encumbrances, and at an available location which is acceptable by the PAP.</p> <p>In addition relocation assistance to be paid (costs of shifting + allowance)</p>
Building and Structures (All structures (non) permanent to be treated equally	No Displacement: - Structure partially affected, but remaining structure remains viable for continued use	Owner	<p>Cash compensation for affected building and other fixed assets, taking into account market values for materials</p> <p>Cash assistance to cover costs of restoration of remaining structure</p>
		Rental / Lease Holder	<p>Cash compensation for affected assets (verifiable improvements to the property by the tenant -e.g. fence)</p> <p>Disturbance compensation to the tenant equivalent to two month's rental costs</p>

both in rural and urban areas.)	Displacement: - Entire structure affected or partially affected but remaining structure not suitable for continued use	Owner	Cash compensation for entire structure and other fixed assets without depreciation or alternative structure of equal or better size and quality in an available location which is acceptable to PAP. Right to salvage materials without deduction from compensation. In addition relocation assistance to be paid (costs of shifting + allowance) + Rehabilitation assistance if required
		Rental /Lease Holder	Cash compensation for affected assets (verifiable improvements to the property by the tenant -e.g. fence) In addition relocation assistance to be paid (costs of shifting + allowance equivalent to four months rental costs) + Assistance to help find alternative rental arrangements + Rehabilitation assistance if required
		Squatter /Informal dwellers	Cash compensation for affected structure without depreciation + Right to salvage materials without deduction from compensation. In addition relocation assistance to be paid (costs of shifting + allowance) + Rehabilitation assistance if required Alternatively assisted to find accommodation in rental Housing or in a squatter settlement scheme if available, provided they can legally reside and/or work in the new location Assistance with Job placement/skills training
Standing Crops	Crops affected by land acquisition or temporary acquisition or easement	PAP (whether owner, tenant or squatter)	Cash compensation equivalent to average of at least three years market value for the mature and harvested crops.
Trees	Trees lost	Title Holder	Cash compensation based on type age and productive value of affected trees + 10% premium
Temporary Acquisition	Temporary acquisition	PAP (whether owner, tenant or squatter)	Cash Compensation for any assets affected e.g. boundary wall demolished, trees removed.

11.5 Women, Children and other Vulnerable Groups

Vulnerable groups will be at risk of becoming more vulnerable due to displacement, compensation, and resettlement process. Vulnerable groups include households headed by women, households victimized

by HIV/AIDS that are headed by children, households made up of the aged or handicapped, households whose members are impoverished, or households whose members are socially stigmatized (as a result of traditional or cultural bias) and economically marginalized. Considered to majorly comprise vulnerable people Assistance to these vulnerable groups of people may include:

- Assistance in financial literacy training especially for women and assistance in compensation payment procedures (e.g., going to the bank with then person to cash the compensation cheque);
- Assistance in the post payment period to secure the compensation money and reduce risks of misuse/robbery;
- Assistance in moving: providing vehicle, driver and assistance at the moving stage;
- Assistance in the locating and growing of fodder banks for the Pastoralists for cattle grazing;
- Ensuring migrant and settler farmers are included in the consultations regarding the RPF/RAP and compensation and have their share of the compensation and assist in finding alternative sites for farming and also be incorporated into the out-grower and small holder schemes of the project;
- Assistance in building i.e. providing materials, workforce, or building houses;
- Health care if required at critical periods i.e. moving and transition period.

Women comprise a disproportionately large number of the poor in the project areas due to gender discrimination which limits women's access to resources and opportunities necessary to improve the standard of living for themselves and their families. As a result, women are often the first to suffer when resettlement is planned or executed badly. Women with children also have less physical mobility to travel to find ways of earning a livelihood. One of the immediate and practical initiatives to be considered is ensuring that land titles and compensation entitlements for a particular household are issued in the name of both spouses. In addition, the subproject social assessment will further define the most vulnerable affected persons to be included in the RAPs.

11.6 Displacement of People

The project does not anticipate physical relocation of people given that the huge chunks of land to be used are wetland where there are no inhabitants. What is most foreseen is the change of various land uses in agriculture, fishing and grazing and other related uses. However, where displacement of people is unavoidable, the following conditions shall be followed:

- (a) The entitlement cut-off date shall be determined and agreed upon in consultation with the lower and higher local governments and all the stakeholders particularly the affected persons;
- (b) An assessment of the time likely to be needed to restore their living standards, income earning capacity and production levels shall be made;
- (c) The assessment shall ensure that the condition of the displaced persons shall be improved or at least maintained at least the levels prior to project implementation;
- (d) The displaced persons shall be provided with development assistance, in addition to compensation measures described above. These shall include assistance for land preparation, credit facilities, training for job opportunities, residential housing, or as required, agricultural sites for which a combination of productive potential, location advantages and other factors shall be at least equivalent to those of the old site.

12 ENTITLEMENTS AND VALUATION METHODS

12.1 Extent of Compensation by Law

The Land Act provides for extent of compensation as quoted here forth: “Where any land has been acquired under this Act, compensation shall only be payable in addition to the value of any improvement or works constructed on such lands: - for the loss of usufructuary rights over such lands in the case of land under customary tenure, and - for the market value of such lands in the case of freehold land.”

In estimating the compensation to be given for any land or any estate therein or the potential profits thereof, the following shall be taken into account:

- a) The value of such lands, estates or interests or profits at the time of the emission of the notice to acquire, and shall not take into account any improvements or works made or constructed thereafter on the lands,
- b) That part only of the lands belonging to any entity /person acquired under this Act without consideration for the enhancement of the value of the residue of the lands by reason of the proximity of any improvements or works to be made or constructed by the Project, and
- c) The value of the lands acquired for public purposes but also to the damage, if any, to be sustained by the owner by reason of the injurious effects of severance of such lands from other lands belonging to such owner or occupier.

For cash payments, compensation will be calculated in Ugandan currency adjusted for inflation. For compensation in kind, items such as land, houses, other buildings, building materials, seedlings, agricultural inputs and financial credits for equipment may be included. Assistance may include moving allowance, transportation and labor.

12.2 Specific Compensation Components

The extent of land acquisition impact could not be established since though ACDP Sub-projects have not been identified and MAAIF has not commissioned any RAP studies yet. This will happen as soon as the RAPs for the specific sub-projects are finalized.

Compensation for Land

Compensation for land is aimed at providing for loss of crops and the labour used to cultivate the crop. Compensation relating to land will cover the market price of the land, the cost of the labour invested, as well as the replacement cost of the crop lost.

Determination of Crop Compensation Rates

Prevailing prices for cash crops would have to be determined. Each type of crop is to be compensated for, using the same rate. This rate should incorporate the value for the crop and the value for the labor to be invested in preparing new land.

Compensation Rates for Labour

The value of labor invested in preparing agricultural land will be compensated for at the average wage in the community for the same period of time. The labor cost for preparing replacement land is calculated on what it would cost a farmer to create a replacement farmland.

Compensation for Buildings and Structures

Compensation for buildings and other structures will be paid by replacement costs for labor and construction materials of these structures including fences, water and sanitation facilities, etc., will be used to calculate the values. Where part of the compensation is to be paid in cash the applicable replacement costs for construction materials will be used to calculate the values. Alternatively, compensation will be paid in-kind for the replacement cost without depreciation of the structure. The project will survey and update construction material prices on an on-going basis.

Compensation for Vegetable Gardens

Vegetables are planted and harvested for daily use. Until a replacement garden can be harvested, the family displaced (economically or physically) as a result of the project will thereafter have to be compensated at the purchase prices of these items on the market.

Compensation for Sacred Sites

Compensation for sacred sites (e.g., proprietary rights and reconstruction) is determined through negotiation with the appropriate parties.

Sacred sites include but are not restricted to: altars, initiation centers, ritual sites, tombs and cemeteries. Sacred sites include such sites or places/features that are accepted by local laws including customary practice, tradition and culture as sacred.

To avoid any possible conflicts between individuals and/or communities, homesteads and village government, the use of sacred sites for any project activities is not permitted under the ACDP.

Compensation for Horticultural, Floricultural and Fruit trees

Given their significance to the local subsistence economy, fruit trees will be compensated on a combined replacement value. Fruit trees commonly used for commercial purposes in Uganda will be compensated at replacement value based on historical production statistics.

12.3 Key Valuation Methods

In Uganda, values for compensation of assets are determined by the Chief Government Valuer. The process, however, normally takes consideration of depreciation and the market values. The World Bank policy of compensation at Replacement Cost may be adopted where it provides a more appealing and adoptable position for handling compensation.

Agricultural land - it is the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.

Land in rural areas - Land for land replacement where feasible, or compensation in cash for the entire landholding according to PAP's choice. Land for land replacement will be in terms of a new parcel of land of equivalent size and productivity with a secure tenure status at an available location which is acceptable to the PAP. Transfer of the land to the PAP shall be free of taxes, registration & other costs.

Land in urban areas - it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes. This is to ensure that the values obtained are adequate to secure in-kind alternative land or cash compensation at market value for the affected owners.

Houses and other structures - it is the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labour and contractors' fees, plus the cost of any registration and transfer taxes. In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset.

Loss of Income

Losses of income for businesses will be estimated from net daily/monthly profit of the business verified by an assessment of visible stocks and activities. In addition to the compensation, disturbance allowances of 10% of total compensation will be considered. The estimation of supplementary assistance for affected commercial structures or business units will generally be based on the following factors:

- Estimated income obtained from the use of the business/commercial unit; and
- Estimated period of disruption of business activities.

Generally, loss of income will be minimal. The farmers will be incorporated into the activities of the project. It is the intention of ACDP to develop new pastures in rangelands surrounding the project area. These areas will be used by Pastoralists as grazing areas for their livestock. The Enumeration Approach will be adopted for the crops affected by the project. The Enumeration Approach involves taking census of the affected crops and applying flat realistic rate approved by the Land Valuation Division.

Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law is supplemented by additional measures so as to meet the replacement cost standard. Such additional assistance is distinct from resettlement measures to be provided under other clauses in OP 4.12, paragraph. 6. The valuation of the assets will be done with the engagement and participation of the PAPs. The PAPs have the opportunity to do their own valuation if they have doubts or misgivings through the facilitation of the project for further negotiations between them (PAPs) and the MAAIF. All negotiations will be done in collaboration and in the presence of Grievance Redress Committee to ensure that the PAPs who do not have good negotiating skills are not left behind, and that they also get benefits commensurate with their losses in most cases.

13 PROCEDURE FOR DELIVERY OF COMPENSATION

13.1 Consultation and Public Participation

Consultation and public participation with the PAPs will initiate the compensation process. This consultation and public participation will have been part of an on-going process that will be expected to continue in all stages. This trend will ensure that all affected individuals and households are well informed and adequately involved in the entire process.

13.2 Notification of Land Resource Holders

Those who hold title to the land resources will be informed through the consultation process above. In case there are no clearly identified owners or users of land to be acquired, MAAIF, the respective local government administrations through the lands officers and the local council leaders of the respective communities where the land is located will be solicited to help identify owners or users in order to sensitize them on the project and its implications. Customary landholders, renters, and squatters will also be notified in a timely manner.

13.3 Documentation of Holdings and Assets

MAAIF either through an internal team or through a consulting firm will undertake a detailed survey of all losses that will result for each household, enterprise, or community affected by the ACDP. The survey will have to account for land acquisition and loss of physical assets as well as loss of income temporary or permanent resulting from displacement of household members from employment or income-generating resources. Assets held collectively, such as water sources, livestock grazing areas, irrigation systems, and community structures will be recorded separately.

The local government structures i.e. the LGs and the lower councils (LCs 1-3) will be charged with all documentation and verification of data and information related to the acquisition of land, the compensation and payment processes up to the level of the Accounting Officer of the MAAIF.

Therefore, the Community workers of the Districts and Town Council in collaboration with the village councils, the District Steering Committee will compile and record data/information. The Community Worker in collaboration with the parish chief and the Executive of the Parish Council will compile parish data and submit to the Sub-county Chief/Town Clerk for on ward submission to the District Chief Administrative Officer/Municipal Town Clerk. Likewise, the CAO together with the Town Clerk will compile data/information and submit to MAAIF. These will serve as data for resettlement monitoring and evaluation.

Note: During inventories of assets, the owners or persons authorized to represent them on their behalf will be required to countersign them to minimize the possibility of subsequent claims or disputes regarding claims.

13.4 Procedures for Payment of Compensation

Compensation payment will be made in the following ways:

- (a) By agreement between the MAAIF and the PAPs or entities (individuals /households /communities:

- The MAAIF will offer such sums deemed adequate as compensation to the entity who may accept that amount as compensation payable to him or her and;
- Such sums will be disbursed directly to the beneficiary entity with the relevant records of payments consigned to the RAPs and the records of the appropriate local government authority (District Land Boards).
 - (b) By court order on the amount of compensation where this has been the subject of litigation between the MAAIF
 - (c) and the Affected Entity.

13.5 Role of Office of Chief Government Valuer

The application of the valuation exercise on ground will be done in the presence of at least two local council leaders with the participation of the affected persons. Values assigned to assets must be based on the local market rates. Where this is not possible, a Government Valuer will be engaged to do this. In the event that a Government Valuer handles this process, the depreciation cost will not be imputed and the consent of the affected person on the outcome of the process must be sought in order to arrive at agreements on the total profile of losses and compensation.

14 MANAGEMENT AND MONITORING OF RPF IMPLEMENTATION

14.1 Setup of Resettlement Management Teams

The Resettlement Management Teams will be setup to implement the RAPs and will consist of three smaller teams namely:

The RAP implementing entity – The entity (NGO/Consultant) hired by MAAIF will be responsible for the RAP implementation on behalf of MAAIF. The entity will coordinate and integrate the responsibilities of the compensation committee and GRC. The entity will report to PCU. However, this entity will work in close collaboration with DCT to manage effective and timely implementation of all the land acquisition and other related issues.

Compensation Committee - The committee will comprise representatives of the affected persons (2 to 3), District Steering Committee members, Land Valuation Board, and Traditional authorities. The committee will be chaired by the representative of the District Steering Committee or otherwise selected by MAAIF. The Compensation Committee will be responsible for organizing and ensuring that compensations payable to PAPs are made in line with the provisions and procedures of this RPF.

Grievance Redress Committee (GRC) - The Grievance Redress Committee will be responsible for receiving and logging complaints and resolving disputes. The GRC will work with the MAAIF to resolve each grievance or dispute to ensure that redress actions are implemented. If affected persons are not satisfied the grievance redress structures, they will be entitled to seek redress through the District Land Tribunals or Ugandan Courts of Law. It is important that the GRC be set up as soon as compensation report or resettlement plan preparation starts. Disputes can arise from census operations and it is therefore important that the mediation mechanisms be available to cater for claim, disputes and grievances at the early stage.

Monitoring and Evaluation Team - The Monitoring and Evaluation Team will be responsible for the monitoring of the RAP implementation programme to ensure that stated targets are met and project affected persons are duly compensated in line with the RAP requirements. The sequence of implementation activities and responsibilities are summarized in the table below.

14.2 Implementation of the RAP, Roles and Responsibilities

The implementation activities will be under the overall guidance of the MAAIF. In addition the District Local Governments will be heavily involved in all resettlement, relocation and compensation efforts for subprojects where resettlement is indicated. Each district in Uganda has a five tier Local Government structure which operates from the lowest level known as the Local Council I through to the Local Council V at the District Headquarters. This structure is a political set up whose office bearers are elected into their positions. There is a parallel administrative structure at each Local Government level composed of technical public officers whose appointments are based on the required qualifications and experience for the respective technical offices. These are headed by the CAO who is also the accounting Officer of the district. All projects which require resettlement have to closely liaise with the Local Government Administration to ensure equity, acceptability and compliance with the RPF. The other main institutions to be involved in the implementation of resettlement activities and their respective roles and responsibilities are summarized in the Table below:

No.	Institution	Responsibility
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1.0	Ministry Agriculture Animal Industry and Fisheries	<ul style="list-style-type: none"> • Overall supervision of the RPF and Resettlement/Compensation Plan. • To provide funds for compensation payment. • Trigger the process through inventory of affected persons and assets and implement planning close consultation with Consultant. • Mainstream gender and conflicts assessment in the ACDP implementation in close collaboration with Ministry of Gender, Labour and Social Development
2.0	Ministry of Lands Housing and Urban Development	<ul style="list-style-type: none"> • To carryout to support district annual property assessment; the valuation and compensation payment process (through Chief Government Valuer); and reporting for the affected persons
3.0	Ministry of Works and Transport	<ul style="list-style-type: none"> • To liaise with relevant parties for valuation of damages of assets of affected persons and support as appropriate on the technical proposed roads and bridges construction with ACDP project areas
4.0	Ministry of Gender, Labour and Social Development	<ul style="list-style-type: none"> • To oversee gender related issues to ensure that vulnerable women, former IDPs, the poor and elderly are compensated equally.
5.0	Ministry of Water and Environment	<ul style="list-style-type: none"> • Document water resources in the area where the affected might be relocated to and give guidance on management of water resources.
6.0	National Environmental Management Authority	<ul style="list-style-type: none"> • Review, monitor and guide MAAIF on Social & Environmental Impact Assessments.
	Ministry of Energy and Mineral Development	<ul style="list-style-type: none"> • To enhance rural electrification through its Agency REA that is responsible of extending power to rural areas because it is very vial for completion of the value addition chain which is one the main objectives of the ACDP.
7.0	Project Coordination Unit	<ul style="list-style-type: none"> • To liaise with MAAIF, Districts and Grievance handling teams in ensuring peaceful implementation of the process including handling any grievances.
9.	Chief Government Valuer	<ul style="list-style-type: none"> • Support annual property rates reviews by District Land Boards • Review and approve the RAPs especially the valuations.
8.0	Regional/District Land Valuation Officers	<ul style="list-style-type: none"> • Undertake annual property rates reviews in the respective districts prior to property valuation and compensation to inform the valuation • Assist in the valuation and compensation payment process and reporting.
10.0	District Steering Committees and Traditional authorities.	<ul style="list-style-type: none"> • To assist the community and support in the inventory of affected persons.
11.0	Consultants, NGO, CSO/implementing entity	<ul style="list-style-type: none"> • Prepare plans and assist with implementation and capacity building. Assist with sensitization and monitoring.
12.0	Local financial institutions (Banks)	<ul style="list-style-type: none"> • Safe disbursement of compensation amounts.

15 GRIEVANCE MECHANISM

Grievance redress mechanisms provide a way to provide an effective avenue for expressing concerns and achieving remedies for communities, promote a mutually constructive relationship and enhance the achievement of project development objectives. Grievance redress mechanisms are increasingly important for development projects where ongoing risks or adverse impacts are anticipated. They serve as a way to prevent and address community concerns, reduce risk, and assist larger processes that create positive social change. It has been learned from many years of experience that open dialogue and collaborative grievance resolution simply represent good business practice both in managing for social and environmental risk and in furthering project and community development objectives.

15.1 Community Expectations When Grievances Arise

When local people present a grievance, they generally expect to receive one or more of the following:

- Acknowledgment of their problem
- An honest response to questions about project activities
- An apology
- Compensation
- Modification of the conduct that caused the grievance
- Some other fair remedy.

In voicing their concerns, they also expect to be heard and taken seriously. Therefore, the project's PCUs must convince people that they can voice grievances and the project will work to resolve them without retaliation.

Procedures and Time Frames

There is no ideal model or one-size-fits-all approach to grievance resolution. The best solutions to conflicts are generally achieved through localized mechanisms that take account of the specific issues, cultural context, local customs, and project conditions and scale. In its simplest form, a grievance mechanism can be broken down into the following primary components:

- a. Receive and register a complaint.
- b. Screen and validate the complaint.
- c. Formulate a response.
- d. Select a resolution approach, based on consultation with affected person/group.
- e. Implement the approach.
- f. Settle the issues.
- g. Track and evaluate results.
- h. Learn from the experience and communicate back to all parties involved.

Grievance Prevention

There are ways to proactively solve issues before they even become grievances. Implementers should be aware and accept that grievances do occur, that dealing with them is part of the work, and that they should be considered in a work plan. Implementers should do the following:

- a. ***Provide sufficient and timely information to communities.*** Many grievances arise because of misunderstandings; lack of information; or delayed, inconsistent, or insufficient information. Accurate and adequate information about a project and its activities, plus an approximate implementation schedule, should be communicated to the communities, especially PAPs, regularly. Appropriate communication channels and means of communication should be used.
- b. ***Conduct meaningful community consultations.*** MAAIF should continue the process of consultation and dialogue throughout the implementation of the project. Sharing information, reporting on project progress, providing community members with an opportunity to express their concerns, clarifying and responding to their issues, eliciting communities views, and receiving feedback on interventions will benefit the communities and the project management.
- c. ***Build capacity for project staff, particularly community facilitators and other field-level staff.*** The community-level facilitators and field-level staff of MAAIF should be provided with adequate information on the project such as project design, activities, implementing schedules, and institutional arrangements as well as enhanced skills in effective communication, understanding community dynamics and processes, negotiation and conflict resolution, and empathizing with communities and their needs. Building trust and maintaining good rapport with the communities by providing relevant information on the project and responding effectively to the needs and concerns of the community members will help solve issues before they even become grievances. It is also important that community facilitators and field-level staff provide regular feedback on their interactions with the communities to the higher levels of the implementing agencies.

15.2 Anticipated Grievances in ACDP

The project activities which will include; expansion and development of selected gravity irrigation schemes in lowlands totaling to 6,000 ha in ten district, expansion of existing irrigation schemes of Mubuku, Bwiryra and Lwoba sections of Doho Irrigation scheme, rehabilitation and improvements of access roads and rehabilitation and/or construction of storage facilities/structures; and other schemes/sub-projects in other regions to be identified during implementation. These activities are likely to cause grievances related; a) Issues related to compensation, b) Location of community access roads and c) Location of storage facilities. The site specific land study and social assessment will provide for recommendations for the establishment of the grievance redress mechanisms that will be integrated into the relevant RAPs.

Mechanism under ACDP

Local grievance redress committees (LGRC) will be initiated at the village or Sub County level to record grievances and also help in mediation. This committee will comprise the LC I Chairperson, a trusted village elder, a religious representative, an elected PAP representative and specific vulnerable group representatives of relevance to the village i.e. women and the disabled. Disputes will be resolved at the village level as far as possible. At the District Level, the Grievance Redress Committee will be established to deal with any grievances unsettled at the village level. The Grievance Redress Committee at the district will at a minimum comprise the LC3 representative, representatives of vulnerable groups, District Land Officer/Surveyor, District Community Development Officer and a Grievance Officer from

the implementing agency who will oversee and coordinate grievance issues at the village level including setting up of LGRCs, provision of Grievance Logbooks and related logistics, training and orientation of LGRCs, and providing advice on grievance resolution as well as compiling records of all ACDP grievances raised and their mediation for the whole district. The grievance mechanism for the implementation process is as follows:

- a. The LGRC will interrogate the PAP in the local language and complete a Grievance Form which will be signed by the leader of the LGRC and the PAP/complainant. This will then be lodged in the Grievance Log/Register provided by the Grievance Officer;
- b. The PAP should expect a response from the LGRC within seven days of filing the complaint. If the issue is not resolved, the LGRC will forward the complaint to the GRC at the District;
- c. The GRC at the District will be given a fourteen day notice to hold a meeting. Two days after the meeting, the GRC will call the PAP and LGRC for discussions and resolution. The resolution will be presented to the PAP in written form within the same day of the meeting;
- d. If there is no resolution to the grievance, the GRC at the district and the PAP shall then refer the matter to the District Land Tribunal for land-related issues and to MAAIF head office for all other grievances;
- e. Appeal to Court - The Ugandan laws allow any aggrieved person the right to access to Court of law. If the complainant still remains dissatisfied with the District Land Tribunal or MAAIF top management in Kampala, the complainant has the option to pursue appropriate recourse via judicial process in Uganda. Courts of law will be a “last resort” option, in view of the above mechanism.

15.3 Steps of the grievance process are described below.

Step 1: Receipt of complaint

A verbal or in written complaint from a PAP will be received by an assigned Grievance Officer (refer to Table: 8 and recorded in a grievance log (electronically if possible) which will be held in each Sub-county/District.

Table 8: Role of a Grievance Officer

A Grievance Officer (GO), who is a member of the Project Implementation Team, will lead the grievance mechanism. Principal responsibilities of the GO will include:

- Recording the grievances, both written and oral, of the affected people, categorizing and prioritizing them and providing solutions within a specified time period.
- Discussing grievances on a regular basis with the Working Group and coming up with decision/actions for issues that can be resolved at that level.
- Informing the Steering Committee of serious cases within an appropriate time frame.
- Reporting to the aggrieved parties about developments regarding their grievances and decisions of the Steering Committee.
- Providing inputs into the monitoring and evaluation process
- Any any redined assignment that may result from the land study and social assessments proposed above.

There will be need for the grievance team to hold meetings at sub-county headquarters where grievances are received by a contact person such as the Sub-county chief who would then hand over received complaints to the Sub-county/District GO, for entering into the grievance log using the grievance form.

The log would indicate grievances, date lodged, actions taken to address or reasons the grievance was not acted on (i.e. the grievance was not related to the resettlement process); information provided to complainant and date the grievance was closed.

Grievances can be lodged at any time, either directly to the Sub-county/District Office or via the grievance committee member. The process for lodging a complaint is outlined below:

- a) The GO will receive a complaint from the complainant.
- b) The GO will ask the claimant questions in their local language, write the answers in English and enter them in English onto the Grievance Form (refer to sample form in Annex 7).
- c) A representative of an independent local organization) witnesses translation of the grievance into English.
- d) The GO reads the complaint in English and translates it into the complainant`s local language on the Grievance Form.
- e) The local leader and the complainant both sign the Grievance Form after they both confirm the accuracy of the grievance.
- f) The GO lodges the complaint in the Grievance Log.

It will be important that all PAPs have access to the grievance process.

Step 2: Determination of corrective action

If in their judgment, the grievance can be solved at this stage and the GO and a representative of an independent organization will determine a corrective action in consultation with the aggrieved person. A description of the action; the time frame in which the action is to take place; and the party responsible for implementing the action will be recorded in the grievance database.

Grievances will be resolved and status reported back to complainants within 30 days. If more time is required this will be communicated clearly and in advance to the aggrieved person. For cases that are not resolved within the stipulated time, detailed investigations will be undertaken and results discussed in the monthly meetings with affected persons. In some instances, it may be appropriate to appoint independent third parties to undertake the investigations.

Step 3: Meeting with the complainant

The proposed corrective action and the timeframe in which it is to be implemented will be discussed with the complainant within 30 days of receipt of the grievance. Written agreement to proceed with the corrective action will be sought from the complainant (e.g. by use of an appropriate consent form). If no agreement is reached, Step 2 will be re-visited.

Step 4: Implementation of corrective action

Agreed corrective actions will be undertaken by the Project or its contractors within the agreed timeframe. The date of the completed action will be recorded in the grievance database.

Step 5: Verification of corrective action

To verify satisfaction, the aggrieved person will be approached by the Grievance Officer to verify that the corrective action has been implemented. A signature of the complainant will be obtained and recorded in the log and/or on the consent form (see Step 3). If the complainant is not satisfied with the outcome of the corrective action additional steps may be undertaken to reach agreement between the parties. If additional corrective action is not possible alternative avenues maybe pursued.

Step 6: Action by local leaders and project contractors

If the GO and independent observer cannot solve the grievance, it will be referred to relevant parties such as local leaders, District Officers, Construction Contractor, Valuer and MAAIF, for consultation and relevant feedback provided.

Step 7: Action by Grievance Committee

If the complainant remains dissatisfied and a satisfactory resolution cannot be reached, the complaint will be handled by the Grievance Committee. A dedicated Grievance Committee will be established to assess grievances that arise from disputes. This will include the following members:

- a) District Land Officer Surveyor;
- b) Representative of the Valuer; and
- c) Grievance Officer.
- d) District Gender Officer preferably woman

This committee must have a quorum of at least three persons. Decisions will be reached by simple majority. The Grievance Committee should be constituted for as long as no more grievances are lodged. Once the Grievance Committee has determined its approach to the lodged grievance, this will be communicated to the GO, who will communicate this to the complainant. If satisfied, the complainant signs to acknowledge that the issue has been resolved satisfactorily. If the complainant is not satisfied however, the complainant notes the outstanding issues, which may be re-lodged with the Grievance Committee or the complainant may proceed with judicial proceedings. The effectiveness of the GRM will be evaluated during the periodical performance reporting and as part of the post RPF/RAP evaluations.

It should be noted that all the documentation that is as a result of grievance redress should kept safely at the Sub-county headquarters with copies at the District headquarters for further reference in case need arises.

16 MONITORING OF THE RPF

16.1 Purpose

The monitoring and evaluation will be the main mechanism to alert the ACDP of any delays and problems and these activities will help measure the extent to which the main objectives of the RPF have been achieved. Monitoring aims at correcting implementation methods during the course of the Project, as required, while evaluation is intended at checking whether policies have been complied with and providing lessons learnt for amending strategies and implementation in a longer term perspective. Monitoring will be internal and evaluation external. The purpose of the internal monitoring and evaluation will be to verify that:

- All affected persons are involved in all the preparatory processes of the Resettlement action plan and that all affected properties and assets are captured in the Entitlement matrix and inventories and given appropriate budgets.
- Compensation is done on schedule and in accordance with the RPF
- All funds are spent on the line items for which they are budgeted for and affected persons are satisfied with the resettlement process.
- All grievances and complaints are channeled correctly and appropriately attended to.

16.2 Objectives and Scope

Evaluation and monitoring are key components of the Resettlement Policy Framework. The monitoring plan will indicate parameters to be monitored, institute monitoring guidelines and provide resources including responsible persons or institutions, necessary to carry out the monitoring activities. Objectives include:

- Monitoring of specific situations or difficulties arising from the implementation and of the compliance of the implementation with objectives and methods as set out in this Resettlement Policy Framework;
- Evaluation of the mid- and long-term impacts of the Resettlement and Relocation Action Plan on affected households' livelihood, environment, local capacities, on economic development and settlement.

Through the monitoring and evaluation, MAAIF will establish a reporting system for the project RAP that will:

- (i) Provide timely information to the project about all resettlement and compensation issues arising as a result of resettlement related activities;
- (ii) Identify any grievances, especially those that have not yet been resolved at the local level and which may require resolution at the higher levels;
- (iii) Document completion of project resettlement and compensation that are still pending, including for all permanent and temporary losses; and
- (iv) Evaluate whether all PAPs have been compensated in accordance with the requirements of this RAP and that PAPs have better living conditions and livelihoods.

16.3 Overall Mechanism

To ensure that the implementation of resettlement is executed in line with this RPF, the activities will be monitored and evaluated internally by a Monitoring and Evaluation team at MAAIF at the national level

and on ground at the District level. The MAAIF will undertake the routine internal monitoring and evaluation of the implementation of the resettlement issues so as to ensure that all the responsible units follow the schedule and comply with the principles of the resettlement plan. An evaluation programme will be implemented periodically to also check on compliance with action plan and provide lessons to amend strategies, especially in the longer term. Progress will be reported against a schedule of required actions. The arrangements for monitoring the resettlement and compensation activities will also fall under the overall responsibility of LGs. The LGs will institute an administrative reporting system that:

- a) alerts project authorities to the necessity for land acquisition in the project activities design and technical specifications;
- b) provides timely information about the assets valuation and negotiation process;
- c) reports any grievances that require resolution, and
- d) documents timely completion of project resettlement obligations (i.e. payment of the agreed-upon);
- e) Updates the database with respect to changes that occur on the ground as resettlement and compensations activities are being implemented.

Annual evaluations will be made in order to determine whether the PAPs have been paid in full and before implementation of the individual sub project activities; and whether the PAPs enjoy the same or higher standards of living than before. A number of objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs and DPs, to determine and guide improvement in their social well-being. Therefore, monitoring indicators to be used for different RAPs or ARAPs will have to be developed to respond to specific site conditions. Independent monitoring as for example by NGOs can be arranged from time to time to validate the programme implementation. NGOs will also help with monitoring and validation of the implementation of the safeguards instruments as well as help in monitoring of payments to communities and extent to which:

- (i) Use of resources are determined in a participatory and inclusive manner and
- (ii) Payments are used for community purposes.

They will also help in action plans and some sensitization and education and capacity building activities. The cost for the Independent Monitoring Agencies is usually incorporated in the RAP Budget.

16.4 Required Information

The census carried out during the RAP preparation will provide MAAIF with the quantitative data that will enable them track the delivery of resources and services to the affected population, and to correct problems in the delivery of resources and services throughout implementation of the RAP. In addition, information gathered during the census will yield important baseline data at the household and community levels, which will be used to establish indicators not only for resettlement implementation, but also for monitoring and evaluation of income restoration and sustainable development initiatives associated with a RAP. The Resettlement team will maintain basic information on all physical or economic displacement arising from the project which will include the following:

- a) Number of households and individuals physically or economically displaced by the project by gender;
- b) Length of time from sub-project identification to payment of compensation to PAPs;
- c) Timing of compensation in relation to commencement of physical works;

- d) Amount of compensation paid to each PAP household and communities (if in cash), or the nature of compensation (if in kind);
- e) Decision-making process for use of funds paid to community's gender.
- f) Number of people raising grievances in relation to the project by gender
- g) Number of grievances or complaints by gender;
- h) Time spent to resolve the complaint; and
- i) Number of resolved and unresolved grievances by gender.

16.5 Internal Monitoring and Evaluation

The objectives of internal monitoring and supervision will be:

- (i) to verify that the valuation of assets lost or damaged, and the provision of compensation, resettlement and other rehabilitation entitlements, has been carried out in accordance with the resettlement policies provided by World Bank Policies and guidelines;
- (ii) to oversee that the RAPs are implemented as designed and approved;
- (iii) to verify that funds for implementation of the RAP are provided for by MAAIF or GoU in a timely manner and in amounts sufficient for their purposes, and that such funds are utilized in accordance with the provisions of the RAP

The main internal indicators that will be monitored regularly include:

- (a) that entitlements are in accordance with this RPF and that the assessment of compensation is carried out in accordance with agreed procedures;
- (b) payment of compensation to the PAPs under the various categories is made in accordance with the level of compensation described in the RPF and RAPs;
- (c) public information and public consultation and grievance procedures are followed as described in the RPF and RAPs;
- (d) relocation and payment of subsistence and shifting allowances are made in a timely manner; and
- (e) Restoration of affected public facilities and infrastructure are completed prior to construction.

16.6 External Monitoring and Evaluation

MAAIF will engage an Independent Monitoring Unit (IMU) if necessary for purposes of external monitoring and evaluating implementation of compensation and resettlement activities. In establishing the unit, effort will be made to draw on personnel with resettlement and social development experience in Uganda. The IMU shall be appointed to monitor the resettlement and compensation process and implementation of requirements to verify that compensation, resettlement and rehabilitation have been implemented in accordance with this RPF and the agreed subproject RAPs. The IMU will also be involved in the complaints and grievance procedures to ensure concerns raised by PAPs are addressed. Alternatively, external monitoring of RAP will be provided by the World Bank who will monitor the entire process through regular reports and supervision missions.

16.7 Monitoring and Evaluation Indicators

The evaluation will be based on current WB procedures and also national provisions on resettlement/compensation. The main indicators will include:

- a) income levels before-and-after the RAP;
- b) access to livelihoods and employment;
- c) changes in standards of housing and living conditions;

- d) number of grievances and their status, time and quality of resolution;
- e) Management of (post-)conflict related issues
- f) number of individuals and families to re-establish their pre-resettlement activities, in terms of other alternative incomes;
- g) number of demolitions after giving notice, and
- h) Number of PAPs paid in a given period in comparison with what was planned.

16.8 Indicators

A number of Objectively Verifiable Indicators (OVIs) shall be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social wellbeing. Therefore, monitoring indicators to be used for the RAP will have to be developed to respond to specific site conditions. As a general guide, Table 9: provides a set of indicators that can be used.

Table 9: Types of Verifiable Indicators

Monitoring	Evaluation
Outstanding compensation or resettlement contracts not completed before next agricultural season.	Outstanding individual compensation or resettlement contracts.
Communities unable to set village-level compensation after two years.	Outstanding village compensation contracts.
Grievances recognized as legitimate out of all complaints lodged.	All legitimate grievances rectified
The existence (or not) of people/entities not considered for compensation	Inclusion of all affected parties in the compensation process
Pre-project production and income (year before land used) versus present production and income of resettlers, off-farm-income trainees, and users of improved mining or agricultural techniques.	Affected individuals and/or households compensated or resettled in first year who have maintained their previous standard of living at final evaluation.
Pre- project production versus present production (crop for crop, land for land).	Equal or improved production per household.

Note: The project should provide gender disaggregated data to the extent feasible.

Indicators to determine status of affected people

A number of indicators would be used in order to determine the status of affected people (land being used compared to before, standard of house compared to before, level of participation in project activities compared to before, how many kids in school compared to before, health standards, etc). Therefore, the resettlement and compensation plans will set two major socio-economic goals by which to evaluate its success:

- Affected individuals, households, and communities are able to maintain their pre-project standard of living, and even improve on it; and
- The local communities remain supportive of the project.

Monitoring Tools

- (i) Questionnaires with data stored in a database for comparative analysis (before-after and with-without);

- (ii) Documentation and recording of PAPs situation, including subsequent uses of assets/improvements;
- (iii) Relocation/resettlement and Compensation Reports, including status of land impacts; percentage of individuals selecting cash or a combination of cash and in-kind compensation; proposed use of payments;

RAP Performance Audit

The audit will verify results of monitoring of RAP implementation indicators, and assess whether the project achieved the resettlement objectives. It also includes both financial and compliance at the end of RAP Implementation. A specific measure of whether livelihood and living standards have been restored or enhanced will be completed. The audit will also assess the efficiency, effectiveness, impact, and sustainability of RAP sub-project activities. The aim is to learn lessons for application to future sub-projects or other projects in the sector and in the country. Finally, the audit will ascertain whether the resettlement entitlements were appropriate, as defined in the RPF guidelines. The audit report will include:

- i) a summary of RAP performance of each subproject;
- ii) a compliance review of RAP implementation process; and
- iii) a progress report on the quality of RAP implementation in terms of application of guidelines provided in this RPF.

Reporting

The monitoring unit will submit periodic (preferably bimonthly) reports to the MAAIF. The report will at least cover status of compensation disbursement, nature of complaints, redress actions and follow-ups. RAP implementation report will also form the bi-annual supervision reports, and any other projects reports

Annual Reviews

The annual audit of RPF implementation, and as applicable RAP implementation in sub-project(s), includes: (i) a summary of RAP performance of each sub-project; (ii) a compliance review of RAP implementation process; and (iii) a progress report on the quality of RAP implementation in terms of application of guidelines provided in this RPF similar to the process outlined in the ESMF. Annual reports will be submitted to the implementing agencies, MAAIF and the World Bank for review.

Disclosure

This RPF will be disclosed in compliance with relevant Ugandan regulations and The World Bank Operational Policy 4.12. After The World Bank's review and approval of the RPF as part of the overall proposed project for funding, the implementing agencies coordinated by MAAIF shall share the final RPF with all other relevant Ministries, Local Governments and Institutions; it will also be disclosed in-country for all interested person to read and know the details and at the World bank's Infoshop. Subsequent RAPs developed will also be cleared by the World Bank and disclosed in-country for all interested person to read and know the details and at the World bank's Infoshop

17 RPF BUDGET AND FUNDING

17.1 Budget to Implement RPF

At this stage, it is not possible to estimate the likely number of people who may be affected. This is because the technical designs and details have not yet been developed and the land needs have not yet been fully identified. The budget will be developed from the specific social assessment studies and mitigation/livelihood restoration measures to be developed. It will cover resettlement activities including compensation cost for affected assets. The cost will be derived from expenditures relating to:

- (1) the preparation of the resettlement/compensation action plan;
- (2) Relocation and transfer,
- (3) Income and means of livelihood restoration plan, and
- (4) administrative costs

17.2 Estimates and Funding Sources

Funds for implementing inventory assessments as well as land acquisition and resettlement action plans will be provided by the Government of Uganda through the Ministry of Finance, Planning and Economic Development MoFPED. MAAIF will engage consultants to prepare RAPs for all sub-projects of the ACDP and Government of Uganda has committed **USD (Ten Million Dollars)** for implementation of the RAPs prepared for ACDP – (refer to the explanation for this estimated on page xviii).

Table 10: Example of a Resettlement Budget

Asset acquisition	Amount or number	Total estimated cost	Agency responsible
Land			
Structure			
Crops and economic tress			
Community infrastructure			
Land Acquisition and Preparation			
Compensation for Household Structures			
Compensation for Crops			
Compensation for Trees, Less than 4.5 m Tall			
Compensation for Trees, More than 4.5 m Tall			
Compensation for Community Assets			
Relocations			
Transfer of possessions			
Installation costs			
Economic Rehabilitation			
Training			
Capital Investments			
Technical Assistance			
Monitoring			
Contingency			

18 References

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16. Uganda Bureau of Statistics Statistical Abstract 2011.

19 LIST OF ANNEXES

ANNEX 1: World Bank Resettlement Policy Framework (RPF)

[Excerpt from the World Bank OP4.12 Involuntary Resettlement, Revised April 2004]

These policies were prepared for use by World Bank staff and are not necessarily a complete treatment of the subject. OP 4.12 (Revised April 2004) applies only to projects that are governed by OP / BP 6.00, Bank Financing - that is, those in countries with approved country financing parameters. Other operational policy statements governing Bank financing that have been amended to reflect OP/BP 6.00 also apply to these projects. Projects in countries without approved country financing parameters continue to be subject to other operational policy statements governing Bank financing.

Resettlement Policy Framework

For sector investment operations that may involve involuntary resettlement, the Bank requires that the project implementing agency screen subprojects to be financed by the Bank to ensure their consistency with this OP. For these operations, the borrower submits, prior to appraisal, a resettlement policy framework that conforms to this policy (see Annex A, paragraphs 23-25). The framework also estimates, to the extent feasible, the total population to be displaced, and the overall resettlement costs.

For financial intermediary operations that may involve involuntary resettlement, the Bank requires that the financial intermediary (FI) screen subprojects to be financed by the Bank to ensure their consistency with this OP. For these operations, the Bank requires that before appraisal the borrower or the FI submit to the Bank a resettlement policy framework conforming to this policy (see Annex A, paragraphs 23-25). In addition, the framework includes an assessment of the institutional capacity and procedures of each of the FIs that will be responsible for subproject financing. When, in the assessment of the Bank, no resettlement is envisaged in the subprojects to be financed by the FI, a resettlement policy framework is not required. Instead, the legal agreements specify the obligation of the FIs to obtain from the potential sub-borrowers a resettlement plan consistent with this policy if a subproject gives rise to resettlement. For all subprojects involving resettlement, the resettlement plan is provided to the Bank for approval before the subproject is accepted for Bank financing.

For other Bank-assisted project with multiple subprojects²⁶ that may involve involuntary resettlement, the Bank requires that a draft resettlement plan conforming to this policy be submitted to the Bank before appraisal of the project unless, because of the nature and design of the project or of a specific subproject or subprojects (a) the zone of impact of subprojects cannot be determined, or (b) the zone of impact is known but precise sitting alignments cannot be determined. In such cases, the borrower submits a resettlement policy framework consistent with this policy prior to appraisal (see Annex A, paragraphs 23- 25). For other subprojects that do not fall within the above criteria, a resettlement plan conforming to this policy is required prior to appraisal.

For each subproject included in a project described in paragraphs 26, 27, or 28 that may involve resettlement, the Bank requires that a satisfactory resettlement plan or an abbreviated resettlement plan that is consistent with the provisions of the policy framework be submitted to the Bank for approval before the subproject is accepted for Bank financing. For projects described in paragraphs 26-28 above, the Bank may agree, in writing that sub-project resettlement plans may be approved by the project implementing agency or a responsible government agency or financial intermediary without prior Bank review, if that agency has demonstrated adequate institutional capacity to review resettlement plans and ensure their consistency with this policy. Any such delegation, and appropriate remedies for the entity's approval of resettlement plans found not to comply with Bank policy, is provided for in the legal agreements for the project. In all such cases, implementation of the resettlement plans is subject to ex post review by the Bank.

ANNEX 2: ANNOTATED OUTLINE FOR PREPARING A RESETTLEMENT ACTION PLAN (RAP)

This template is extracted from the OP 4.12: Annex A.

The scope and level of detail of the RAP will vary depending on the magnitude and complexity of resettlement or displacement. The RAP is prepared based on the most recent and accurate information on the: (i) proposed resettlement and its impacts on displaced persons and other adversely affected groups; and (ii) legal issues affecting resettlement. The RAP covers elements that are specific to the project context.

A broad outline of the RAP, as applied to sub-projects covered under a RPF includes, but is not limited to, the following:

Description of the sub-project: General description of the sub-project and identification of sub-project area or areas.

Potential Impacts: Identification of the: (i) the sub-project components or activities that require resettlement or restriction of access; (ii) zone of impact of components or activities; (iii) alternatives considered to avoid or minimize resettlement or restricted access; and (iv) mechanisms established to minimize resettlement, displacement, and restricted access, to the extent possible, during project implementation.

Objectives: The main objectives of the resettlement program as these apply to the sub-projects.

Socio-economic studies: The findings of socio-economic studies to be conducted in the early stages of project preparation, and with the involvement of potentially affected people will be needed. These generally include the results of a census of the affected populations covering:

- (i) Current occupants of the affected area as a basis for design of the RAP and to clearly set a cut-off date, the purpose of which is to exclude subsequent inflows of people from eligibility for compensation and resettlement assistance;
- (ii) Standard characteristics of displaced households, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
- (iii) Magnitude of the expected loss, total or partial, of assets, and the extent of displacement, physical or economic;
- (iv) Information on vulnerable groups or persons, for whom special provisions may have to be made;
- (v) Provisions to update information on the displaced people's livelihoods and standards of living at regular intervals so that the latest information is available at the time of their displacement, and to measure impacts (or changes) in their livelihood and living conditions.

There may be other studies that the RAP can draw upon, such as those describing the following:

- (i) Land tenure, property, and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the sub project area;
- (ii) Patterns of social interaction in the affected communities, including social support systems, and how they will be affected by the sub-project;
- (iii) Public infrastructure and social services that will be affected; and

- (iv) Social and cultural characteristics of displaced communities, and their host communities, including a description of formal and informal institutions. These may cover, for example, community organizations; cultural, social or ritual groups; and non-governmental organizations (NGOs) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

Legal Framework: The analysis of the legal and institutional framework should cover the following:

- (i) Scope of existing land and property laws governing resources, including state-owned lands under eminent domain and the nature of compensation associated with valuation methodologies; land market; mode and timing of payments, etc;
- (ii) Applicable legal and administrative procedures, including a description of the grievance procedures and remedies available to PAPs in the judicial process and the execution of these procedures, including any available alternative dispute resolution mechanisms that may be relevant to implementation of the RAP for the sub-project;
- (iii) Relevant laws (including customary and traditional law) governing land tenure, valuation of assets and losses, compensation, and natural resource usage rights, customary personal law; communal laws, etc related to displacement and resettlement, and environmental laws and social welfare legislation;
- (iv) Laws and regulations relating to the agencies responsible for implementing resettlement activities in the sub-projects;
- (v) Gaps, if any, between local laws covering resettlement and the Bank's resettlement policy, and the mechanisms for addressing such gaps; and
- (vi) Legal steps necessary to ensure the effective implementation of RAP activities in the sub-projects, including, as appropriate, a process for recognizing claims to legal rights to land, including claims that derive from customary and traditional usage, etc and which are specific to the sub-projects.

The institutional framework governing RAP implementation generally covers:

- (i) Agencies and offices responsible for resettlement activities and civil society groups like NGOs that may have a role in RAP implementation;
- (ii) Institutional capacities of these agencies, offices, and civil society groups in carrying out RAP implementation, monitoring, and evaluation; and
- (iii) Activities for enhancing the institutional capacities of agencies, offices, and civil society groups, especially in the consultation and monitoring processes.

Eligibility: Definition of displaced persons or PAPS and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cut-off dates.

Valuation of and compensation for losses: The methodology to be used for valuing losses, or damages, for the purpose of determining their replacement costs; and a description of the proposed types and levels of compensation consistent with national and local laws and measures, as necessary, to ensure that these are based on acceptable values (e.g. market rates).

Resettlement Measures: A description of the compensation and other resettlement measures that will assist each category of eligible PAPs to achieve the objectives of OP 4.12. Aside from compensation, these measures should include programs for livelihood restoration, grievance mechanisms, consultations, and disclosure of information.

Site selection, site preparation, and relocation: Alternative relocation sites should be described and cover the following:

- (i) Institutional and technical arrangements for identifying and preparing relocation sites, whether rural or urban, for which a combination of productive potential, location advantages, and other factors is at least comparable to the advantages of the old sites, with an estimate of the time needed to acquire and transfer land and ancillary resources;
- (ii) Any measures necessary to prevent land speculation or influx of eligible persons at the selected sites;
- (iii) Procedures for physical relocation under the project, including timetables for site preparation and transfer; and
- (iv) Legal arrangements for recognizing (or regularizing) tenure and transferring titles to those being resettled.

Housing, infrastructure, and social services: Plans to provide (or to finance provision of) housing, infrastructure (e.g. water supply, feeder roads), and social services to host populations; and any other necessary site development, engineering, and architectural designs for these facilities should be described.

Environmental protection and management. A description of the boundaries of the relocation area is needed. This description includes an assessment of the environmental impacts of the proposed resettlement and measures to mitigate and manage these impacts (coordinated as appropriate with the environmental assessment of the main investment requiring the resettlement).

Community Participation: Consistent with the World Bank's policy on consultation and disclosure, a strategy for consultation with, and participation of, PAPs and host communities, should include:

- (i) Description of the strategy for consultation with and participation of PAPs and hosts in the design and implementation of resettlement activities;
- (ii) Summary of the consultations and how PAPs' views were taken into account in preparing the resettlement plan; and
- (iii) Review of resettlement alternatives presented and the choices made by PAPs regarding options available to them, including choices related to forms of compensation and resettlement assistance, to relocating as individual families or as parts of pre-existing communities or kinship groups, to sustaining existing patterns of group organization, and to retaining access to cultural property (e.g. places of worship, pilgrimage centers, cemeteries); and
- (iv) Arrangements on how PAPs can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that vulnerable groups such as; landless, children and youth, and women are adequately represented.

The consultations should cover measures to mitigate the impact of resettlement on any host communities, including:

- (i) Consultations with host communities and local governments;
- (ii) Arrangements for prompt tendering of any payment due the hosts for land or other assets provided to
- (iii) PAPs;
- (iv) Conflict resolution involving PAPs and host communities; and
- (v) Additional services (e.g. education, water, health, and production services) in host communities to make them at least comparable to services available to PAPs.

Grievance procedures:The RAP should provide mechanisms for ensuring that an affordable and accessible procedure is in place for third-party settlement of disputes arising from resettlement. These mechanisms should take into account the availability of judicial and legal services, as well as community and traditional dispute settlement mechanisms.

RAP implementation responsibilities:The RAP should be clear about the implementation responsibilities of various agencies, offices, and local representatives. These responsibilities should cover (i) delivery of RAP compensation and rehabilitation measures and provision of services; (ii) appropriate coordination between agencies and jurisdictions involved in RAP implementation; and (iii) measures (including technical assistance) needed to strengthen the implementing agencies' capacities of responsibility for managing facilities and services provided under the project and for transferring to PAPs some responsibilities related to RAP components (e.g. community-based livelihood restoration; participatory monitoring; etc).

Implementation Schedule: An implementation schedule covering all RAP activities from preparation, implementation, and monitoring and evaluation should be included. These should identify the target dates for delivery of benefits to the resettled population and the hosts, as well as clearly defining a closing date. The schedule should indicate how the RAP activities are linked to the implementation of the overall project.

Costs and budget: The RAP for the specific sub-projects should provide detailed (itemized) cost estimates for all RAP activities, including allowances for inflation, population growth, and other contingencies; timetable for expenditures; sources of funds; and arrangements for timely flow of funds. These should include other fiduciary arrangements consistent with the rest of the project governing financial management and procurement.

Monitoring and evaluation: Arrangements for monitoring of RAP activities by the implementing agency, and the independent monitoring of these activities, should be included in the RAP section on monitoring and evaluation. The final evaluation should be done by an independent monitor or agency to measure RAP outcomes and impacts on PAPs' livelihood and living conditions. The World Bank has examples of performance monitoring indicators to measure inputs, outputs, and outcomes for RAP activities; involvement of PAPS in the monitoring process; evaluation of the impact of RAP activities over a reasonable period after resettlement and compensation, and using the results of RAP impact monitoring to guide subsequent implementation.

ANNEX 3: SAMPLE GRIEVANCE AND RESOLUTION FORM

GRIEVANCE RECORD				
Grievance Number				Copies to forward to:
Name of the Recorder				(Original)-Receiver Party
District/Sub-county/Town				(Copy)-Responsible Party
Date				
INFORMATION ABOUT GRIEVANCE				
Define The Grievance				
INFORMATION ABOUT THE COMPLAINANT			Forms of Receive	
Name-Surname				<input type="checkbox"/> Phone Line <input type="checkbox"/> Community/ Information Meetings <input type="checkbox"/> Mail <input type="checkbox"/> Informal <input type="checkbox"/> Other
Telephone Number				
Address				
District/Town				
Region				
Signature of Complainant				
DETAILS OF GRIEVANCE				
1. Access to Land and Resources a) Fishing grounds b) Lands c) Pasturelands d) House e) Commercial site f) Other	2. Damage to a) House b) Land c) Livestock d) Means of livelihood e) Other	3. Damage to Infrastructure or Community Assets a) Road/Railway b) Bridge/ Passageways c) Power/Telephone Lines d) Water sources, canals and water infrastructure for irrigation and animals e) Drinking water f) Sewerage System g) Other	4. Decrease or Loss of Livelihood a) Agriculture b) Animal husbandry c) Beekeeping d) Small scale trade e) Other	5. Traffic Accident a) Injury b) Damage to property c) Damage to livestock d) Other
10. Other (Specify)				

ANNEX 4: GRIEVANCE CLOSE OUT FORM

GRIEVANCE CLOSE OUT FORM		
Grievance closeout number		
Define long term action required (if necessary)		
Compensation required: Y N		
Verification of Corrective Action and Sign off		
	Corrective Action Steps:	Due date:
1		
2		
3		
4		
5		
Responsible Party		
COMPENSATION ACTION AND SIGN OFF		
<p>This part will be filled in and signed by the complainant when he/she receives the compensation or the file is closed out.</p> <p>Notes: Date: >.....</p> <p>Complainant of Responsible Party Name and Signature Signature >..... >.....</p>		
<p>Representative Name and</p>		

ANNEX 5: SAMPLE TABLE OF CONTENTS FOR CONSULTATION REPORTS

1.0 Introduction

- 1.1 Project Description
- 1.2 Applicable Laws, Regulations, and Policies to Public Engagement
- 1.3 Project Lenders

2.0 Stakeholder Analysis

- 2.1 Areas of Influence/Stakeholders
- 2.2 Description of Stakehol

3.0 Stakeholder Engagement

- 3.1 Previous Consultation Activities
- 3.2 Implemented Community Engagement Activities
- 3.3 Project Sponsor’s Community Engagement Plan
 - 3.3.1 Phase 1 – Initial Stakeholder Consultation
 - 3.3.2 Phase 2 – Release of the SESA Terms of Reference and Draft Public Consultation and Disclosure Plan (PCDP)
 - 3.3.3 Phase 3 – Release of SESA Consultation Summary Report

4.0 Summary of Key Issues

5.0 Future Consultation Events

- 5.1 Phase 4 – Release of the SESA Report and Action Plans
- 5.2 Phase 5 – PCDP Planning Consultation
- 5.3 Phase 6 - Ongoing Project Communication

6.0 Disclosure Plan

Tables

- Table 2.1: Consultation Activity Summary
- Table 3.1: Initial Government Agency Consultations
- Table 3.2: Summary of NGO Meetings
- Table 3.3: Sub-County Committee Composition
- Table 3.4: Summary of Community Discussions
- Table 3.5: Local Community Comments
- Table 4.1: Summary of Key Issues and Responses
- Table 5.1: Summary of Future Consultation Activities per Stakeholder Group

TEMPLATE Table on Consultation Activity Summar

Location and Communities Represented	Meeting Dates	Attendees	Discussion Summary
Example:			

ANNEX 6: RELEVANT LOCAL LEGISLATION AND GUIDELINES

Property Rights and Land Rights	Law / Regulation
There are four land tenure systems in Uganda, as recognized by Ugandan law. Mailo, Freehold, Customary, and Leasehold.	Land Act 1998
The Constitution (1995) restored all private tenure regimes, divested the state and the Uganda Land Commission of radical title to all land and vested this directly in the citizens of Uganda.	Constitution 1995, Article 237
All land is vested in the citizens of Uganda.	Land Act 1998
<p>Customary tenure:</p> <ul style="list-style-type: none"> • Is governed by rules generally accepted as binding and authoritative by the class of persons to which it applies, in other words, “customary regime” is not governed by written law. • Is owned in perpetuity • Customary occupants are occupants of former public land, and occupy the land by virtue of their customary rights; they have propriety interest in the land and are entitled to certificates of customary ownership • Certificates for customary ownership may be acquired, through application to the Parish Land Committee and eventual issuance by the District Land Board 	Land Act 1998
<p>Freehold tenure:</p> <ul style="list-style-type: none"> • Derives its legality from the Constitution and its incidents from the written law • Involves the holding of land in perpetuity or of a period less than perpetuity fixed by a condition • Enables the holder to exercise, subject to the law, full powers of ownership. 	Land Act 1998
<p>Mailo tenure:</p> <ul style="list-style-type: none"> • Has roots in the allotment of land pursuant to the 1900 Uganda Agreement • Derives its legality from the Constitutions and its incidents from the written law • Involves the holding of land in perpetuity • Permits the separation of ownership of land from the ownership of developments on land made by a lawful or bona fide occupant • Enables the holder to exercise all the powers of ownership, subject to the rights of those people occupying the land at the time of the creation of the mailo title and their successors. 	Land Act 1998
<p>Leasehold tenure:</p> <ul style="list-style-type: none"> • Is created either by contract or by operation of the law • Is a form under which the landlord or lessor grants the tenant or leasee exclusive possession of the land, usually for a period defined and in return for a rent. • The tenant has security of tenure and a proprietary interest in the land 	Land Act 1998
<p>“Licence” or “Share Cropper”</p> <ul style="list-style-type: none"> • Although only these later forms of tenure are legally defined under the Land Act, the context of common law also recognizes the statute of “licensee” or “sharecroppers”, these terms having similar meanings in practice. Licensees are persons granted authority to use land within for agricultural production. Traditionally, such production would be limited to annual crops. Licensees have no legal security of tenure of any propriety right in the land. Their tenure is purely contractual. 	Land Act 1998
Every person in Uganda has the right to own property.	Constitution (1995) Article 26
Land Acquisition	Law / Regulation

The government and local authorities have statutory power to compulsorily acquire land.	Constitution: Article 26(2) and Article 237(2) Land Act (1998)
The minister responsible for land may authorize any person to enter upon land and survey the land dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose.	Land Acquisition Act (1965)
Fixing the value for land in Uganda depends on whether it is public (Government owned) or privately owned according to land tenure types indicated in the section of land acquisition. If it is public land, the Chief Government Valuer's office fixes the rates of compensation. However, if it is owned privately, the developer will negotiate with the owner and agree on the amount to pay for the land to be acquired.	Land Act of 1998 as amended in 2004
Value for customary land is open market value, buildings on land is taken to be on replacement costs in rural areas, 15% and 30% (of total sum assessed) disturbance allowance is to be paid if less than six months or six months notice respectively is given up to vacant possession.	Land Act of 1998 as amended in 2004
It is the responsibility of the developer to engage a professional Valuer to carry out an assessment of all structures and assets in the affected area. However, rates for structures/buildings in urban areas are fixed by the Chief Government Valuer's Office	None cited
It defines a road reserve as that area bounded by imaginary lines parallel to and not more than fifty feet distant from the centerline of any road, and declared to be a road reserve.	Roads Act (1964)
No person shall erect any building or plant, trees or permanent crops within a road reserve.	Roads Act (1964)
The road authorities are permitted to dig and take materials from the road reserve for the construction and maintenance of roads.	Roads Act (1964)
The Town and Country Planning Act of 1964 gives broad powers to planning authorities at the national and local level to take land, against compensation, for public purposes within an approved planning area.	Town and Country Planning Act 1964
Each District Land Board adopts its own compensation rates. As a result, variation exists among the different districts. The rates are reviewed each year.	None cited
Article 26(2) of the Constitution provides that: "No person shall be compulsorily deprived of property or any interests in or any right over property of any description except where the following conditions are satisfied. <ul style="list-style-type: none"> • The taking of possession or acquisition is necessary for public use or in the interest of defence, public safety, public order, public morality or public health and • The compulsory taking of possession or acquisition of property is made under a law which makes provision for: <ul style="list-style-type: none"> ○ Prompt payment of fair and adequate compensation, prior to the taking or acquisition of the property, and ○ A right of access to a court of law by any person who has an interest or right over the property. 	Constitution (1995), Article 26(2)
"Where the assessment officer takes possession of land, the land shall immediately by the operation of this act be vested in the land commission free from all encumbrances"	Land Acquisition Act 7(2)
"the Uganda Land Commission shall hold and manage any land in Uganda which is vested in or acquired by the government in accordance with the constitution and perform such other functions as may be prescribed by or under this Act or any other enactment."	Land Act (2004) Section 49 as amended specifically under subsections (a) and (d)
The Government or Local Government may acquire land in public interest.	Article 237(1)
Compensation	Law / Regulation

Prompt payment of fair and adequate compensation prior to the taking possession or acquisition of the property.	Constitution 1995
Prompt payment of fair and adequate compensation to all interested parties on the land.	Electricity Act (1999), Part VIII
Compensation for affected people should be determined according to the Land Act (1998) and the Land Acquisition Act (1965).	Electricity Act (1999)
Electricity Regulatory Authority has the power to handle claims for compensation for land acquired.	Electricity Act (1999)
The Government is supposed to pay compensation (cash) to any person who suffers damage as a result of any action. Any dispute as to the compensation payable is to be referred by the Attorney General to court for decision.	Land Acquisition Act (1965)
The basis for compensation is depreciated replacement costs for rural properties and market values for urban properties.	Land Act (1998) Section 78
Each District Land Board adopts its own compensation rates. As a result, variation exists among the different districts. The rates are reviewed each year.	None cited
Dispute Resolution and Grievance Mechanisms	Law / Regulation
Land Tribunals must be established at all local governments and all land disputes must first be processed through them before any resort can be made to ordinary courts.	Land Act (1998), Article 75
Traditional authority mediators retain their jurisdiction over land disputes.	Land Act (1998), Article 89

ANNEX 7: SCOPE OF THE RESETTLEMENT POLICY FRAMEWORK

- Review the relevant legislation, regulations and local rules governing the use of land and other assets, with specific reference to the following:
 - i. Political economy and governance in Uganda
 - ii. Property and land rights as defined by Ugandan law and customary practice
 - iii. Acquisition and valuation of land and other assets including regulations over the buying and selling of these assets.
 - iv. Entitlement and compensation in particular the accepted norms influencing people's basic rights to livelihood and basic services.
 - v. Dispute resolution and grievance mechanisms. Specifically the legal and institutional arrangements for filing grievances are addressed through formal and informal systems of dispute resolution.
 - vi. Comparison with The World Bank OP 4.12 using equivalence and acceptability standards.
- Review relevant Ugandan laws and procedures regarding land taking and compensation;
- Study the RPF Template for Uganda and use it for the preparation of the required RPF specifically relating it to the rationale of ACDP project. The template will be provided by IDA on selection of consultant;
- Consult with relevant Local Government and other key stakeholders such as key government parastals that are engaged in land acquisition processes so as to identify current land acquisition challenges and community vulnerabilities and suggest workable recommendation to be adopted in to the current project;
- Undertake field visit to generate information on the institutional capacities in selected Districts that would inform the current Resettlement Policy Framework implementation. The RPF should be an operational document providing detailed background information. Reference to OP 4.12 Involuntary Resettlement was used in the preparation of this document.

Annex 8: Details of the Discussions and Key Issues Raised during stakeholder Consultations

Key aspects that came out of the Consultations	Organization, Date, Stakeholders Consulted	Concerns and Proposals
Appreciation Stakeholder consultations process	Pallisa District Local Government Officials LV C/M Mr. Issa Taligola CAO Mr.	<ul style="list-style-type: none"> • Pallisa District is well known for rice, cassava and maize production and if that status restored and enhanced then that is very important. • The District technical team is willing to embrace the project and as the CAO I pledge all the technical support that will be required. • Pallisa has a high calibre team headed by Dr. Muhofa, these are very experienced persons and will provide their input as and when needed in all the components of the project. • On irrigation, Pallisa is surrounded with water which is not even seasonal so water for irrigation is available and if this project intends to provide the structures then that is really welcome. • By 1999, Pallisa had anticipated starting irrigation schemes, Agriculture Engineers were recruited but the project did not take off, therefore we have redundant manpower with information but no facilitation. The district administration is very ready to embrace the ACDP project.
	Butaleja District Officials	<ul style="list-style-type: none"> • Involving the district is a plus for this project, other projects encountered problems because the district was not involved. • Most roads are just foot paths and when it rains they cannot be used • District technical steering committee plus the political wing and sub/counties should be involved
Land issues	Pallisa Physical Planning and Lands officials	<ul style="list-style-type: none"> • CAIIP a similar project on enhancing household incomes rehabilitated several roads but because they were improving existing foot paths they did not affect properties.
	Pallisa Physical Planning and Lands officials	<ul style="list-style-type: none"> • A part from compensation for major roads like Tirinyi-Pallisa where Government engages a private valuer. The district is supposed to private rates for compensation of crops and trees for the district roads. These rates were last updated in 2011-2012/13 and are pending approval. The rates are determined by the technical team which includes; Agricultural Officer, Commercial Officer, District Valuer, Entomologist, Production Officer, Veterinary Officer, Physical Planner and the District Surveyor. • During road rehabilitation, there are usually a few complaints especially those with registered land. Otherwise the community is always very happy to have the road worked on and are willing to lose some of it for the road expansion because when the road is good their land gains value and also it leads to establishment of small trading centres which eventually grow into towns. • Some resistance is usually met when it comes to diversion of the road to make a straight line or to remove corners where the road may cut across some one's land in the middle. Government only provides funds for the road construction but no money for compensation. • In towns the developments are even complicated because land belongs to the people and when development

		<p>comes Government should buy the land though by policy every sub-county is supposed have a physical planning committee to help plan for the sub-county.</p> <ul style="list-style-type: none"> • The roads already rehabilitated by CAIP are playing a very big role in transporting produce to markets, fruits and food used to rot in the villages due to lack of connection to the markets but all is sold.
	Community Development Officer	<ul style="list-style-type: none"> • Some community members take the District to court but Government does not provide funds for compensation • Starting to compensate communities on any one project will be like opening a can of worms because everybody will claim for compensation, so far communities do accept to give up their land because they know the road is for them. • The project should put a lot of money in community mobilization and sensitization.
	Butaleja District Officials	<ul style="list-style-type: none"> • Communities should be sensitized about the benefits of the projects and they may not demand for compensation especially if it is for expansion of community access road. • In case a bigger piece of land is required for reservoir for the irrigation scheme, then a RAP should be prepared and people are compensated this has just happened for Doho Rice Scheme.
	District Engineer Pallisa	<ul style="list-style-type: none"> • The biggest compensation challenge is lack of funds by the district to pay people therefore the district depends on mutual understanding with the communities since they are the beneficiaries of the road. If there is a project that allows or starts compensating then it set a precedent that is not sustainable. The district prefers to continue using community power. • For major roads Government compensates because the total cost of the project is bigger than the compensation costs but for community access roads it becomes very expensive and doesn't make any economic sense when the cost/benefits analysis is done. • Pallisa is a very expensive district the cost of compensation will be higher than the cost of constructing the road. • For fruit trees cut, the communities are compensated by giving them seedlings to plant and communities are asked which seedlings they prefer. • Involving communities' right from the planning where communities participate in identifying the roads helps in averting issues to do with land acquisition. Problems come when some high ranking especially politicians high jack the projects and impose on the communities. • This project should utilize the district structures as much as possible not like CAIP which came with their own parallel structures and ignored the advise from the district technical team. • The project come with set standards like CAIP though CAIP standards were again very high because community access roads are supposed to be maintained by sub-counties, if very high the sub-counties may not have the capacity to maintain them because the roads that were large enough have become smaller due to lack of maintenance. • CAIP concentrated on Community Access Roads and ignored district roads yet community access roads feed into the district or UNRA roads. This project should consider some few kilometres of district roads especially when looking at the major markets so as to link them to community access roads.
Community Access Roads	District Engineer Pallisa	<ul style="list-style-type: none"> • Existing roads already have reserves 10-15 meters from the centre of the road, it is important to sensitize the communities because they usually cultivate up to the road. Give them information in advance, warn them

		<p>before planting, if already planted give them 6 months to harvest their food.</p> <ul style="list-style-type: none"> • The Community Based Services office headed by CDO usually handles the sensitization which involves giving information about the road, its length, width and when it will start. • In case the road to be improved was a foot path, communities are informed about the widening and they usually voluntarily accept the road to go through their land. • In the event that the road is zig zag and the design is forced to align thus cut through some property or in case the existing road has some have been drained on the sides and there is need to abandon the old and create a new one then communities are informed. • Existing channels are sometimes blocked because water is going in the gardens. • Communities that persist or don't agree the road to go through their land go to court otherwise the district has no money for compensation and uses a softer way of community cohesion.
	Community Based Services	<ul style="list-style-type: none"> • In the meetings it is emphasized that there is no compensation because these are Community Access Roads not District roads
Construction of Warehouses and Stores at Sub-county HQ	Pallisa Physical Planning and Lands officials	<ul style="list-style-type: none"> • All sub-counties are supposed have stores and markets; CAIIP has already constructed some in the Sub-counties they selected and communities are enjoying these services, they even grind up to late in night. • This project is welcome and all sub-counties have land for construction of warehouses and stores especially the original sun-counties, the new ones can also budget and purchase land for construction of warehouses and stores. Therefore land take from communities for this purpose is not envisaged.
Road Designs	District Engineer	<ul style="list-style-type: none"> • because community roads are 15 Meters wide; 7.5 meters from the centre of the road on each side • Put a buffer at the escarpment side of the road reserve and mark the reserve clearly especially for the purpose of the pipe line to connect to the refinery. In other words consider a bigger reserve for the purpose of other infrastructure for example 50 meters' from the official reserve of 15 metres from the centre of the road. Then on the side of the escarpment should be marked and protected with pillars and no people should be allowed to live near it as their activities may destabilize the road foundation. • The District Engineer should be utilized during the construction especially for the purposes of supervision.
		<ul style="list-style-type: none"> • Inquired whether the designs are ready. They were informed that the designs will be ready by 22nd March as anticipated by the Developer.
		<ul style="list-style-type: none"> • Would like to be consulted when the Road designs are completed
	Butaleja District officials	<ul style="list-style-type: none"> • This project should not come with their own designs as CAIIP did, they designed during the dry season and when rains came all the roads were washed away. • Roads in this district should be designed using all information available including historical and cultural because of the the frequent floods usually experienced.
Rice Growing	Pallisa Physical Planning and Lands officials	<ul style="list-style-type: none"> • Rice grows in wetlands yet people are being stopped from using wetlands, how is the project going to handle this situation? Government is driving people from Limoto swamp yet allowing those in Kibimba and Kamonkoli. • Farmers just use common sense they don't get advise from the extension workers or NAADS Officers, these

		<p>people are market based if there is no money to move them they don't come.</p> <ul style="list-style-type: none"> Government needs to empower people both farmers, extension workers, "they are there on their own business, I have never seen any technicians in my area"
		<ul style="list-style-type: none"> There is no controlled way of using wetlands The authorities are far from the local people, no transport to monitor Introduce upland rice but the population is not interested in growing the rice due to its taste and the low yields. Framers should be organised
	Community Development Officer	<ul style="list-style-type: none"> Currently there is no sensitization and guidance for farmers on sustainable use of wetlands because the staff in the wetlands departments are few.
Acceptance of the project	District Community Development Officer	<ul style="list-style-type: none"> This project should utilize the system used by CAIP which was more community involving by using the District Community Services who sensitize the community about the project.
Capacity To Implement Land Acquisition Issues for ACDP	Pallisa Physical Planning and Lands officials	<p>Office Space</p> <ul style="list-style-type: none"> This department lacks office space everything is crowded in one office, no filling cabinets. The Lands Office was originally in Mbale but with decentralization it was also moved to Pallisa but without office space where supposed to be housed in a uni-pot but given the delicate equipment some of it has to be vertical and some horizontal that was not possible. Land transactions are still in to finalized in Entebbe and Kampala this is very expensive for us request that these services are decentralized to either regional level or district level. <p>Staff</p> <ul style="list-style-type: none"> All the senior staff are still in Acting positions not yet confirmed this makes staff work without full authority hence demoralizing. <p>Transport</p> <ul style="list-style-type: none"> Transport is completing lacking. <p>Training</p> <ul style="list-style-type: none"> Handling new machines Training on new policies on land issues Up date on new project requirements Train Area land Committees on land issues Even communities need to be sensitized
	District Engineer	<p>Staff</p> <ul style="list-style-type: none"> Have enough staff already have four Engineers <p>Transport</p> <ul style="list-style-type: none"> Have those that were given by Government from China; 1 pick-up; 1 tipper; 3 motorcycles; 1 grades; the tipper has no work because it has no extractor for marrum. The grader has no roller so the roads cannot be compacted <p>Training</p> <ul style="list-style-type: none"> Every project comes with its needs so there should be general project implementation training to all district staff.

		<ul style="list-style-type: none"> • GIS to know the location of the roads for planning • Refresher training in contractor management, database, accounts workers handling payroll management , on maintenance aspects especially with roads gangs, leaders on how to manage workers all including district, sub-counties and workers • Train people on how to make culverts • District training on how to manage force accounts because staff still hangover of contracting. <p>Tools</p> <ul style="list-style-type: none"> • Provide tools for road maintenance such as; wheel barrows, slashers, protective gear, spades, hoes etc.
	Community Development Officer	<p>Staff</p> <ul style="list-style-type: none"> • There is enough in the Community Based Services Department to handle all land acquisition Issues that may come up due to the project. <p>Transport</p> <ul style="list-style-type: none"> • No vehicles in the department <p>Training</p> <ul style="list-style-type: none"> • ACDP Project management and its requirement • Land laws and policies • Training in Management of Land Acquisition Resettlement and Rehabilitation • Conflict resolution management
	Butaleja District Officials	<p>Staff</p> <ul style="list-style-type: none"> • There is enough in the Community Based Services Department to handle all land acquisition Issues that may come up due to the project. • The production department is only at 40% • At sub-county level there is enough staff (NAADS) who can be utilized for this project <p>Transport</p> <ul style="list-style-type: none"> • No vehicles for most departments <p>Training</p> <ul style="list-style-type: none"> • ACDP Project management and its requirement • Land laws and policies • Training in Management of Land Acquisition Resettlement and Rehabilitation • Conflict resolution management • Training in M&E
Recommendations	District Engineers	<ul style="list-style-type: none"> • Roads that cross districts should have an integrated planning component so as to have a complete road. • ACDP should consider bridges too not like CAIIP which made roads without working of bridges where you find two opposite well done roads but communities cross using boats • CAIIP was not decentralized, they created parallel staff which undermined the district technical team. ACDP should be able to strengthen decentralization by building capacities of the districts to handle projects.
Crop- Maize	Kiryandongo District,	

	20th/Jan/ 2014	<ul style="list-style-type: none"> • The land system is customary land tenure system • The District Land Board is in process of titling land, however land within the Town Council has titles. • To get land (Buying/ hiring), the buyer and seller get into an agreement with whiteness for instance that is the way NGOs have been acquiring land like Child Fund International (when it was acquiring land to set up a school) and Action African Health (land to build a store for bulking of crops) • There has no been land conflicts and if to exist, its the RDC, DLB and Area Land Committee which handle land issues. • Maize is the main crop grown in the district and at least every farmer/ household has 1.5 acre on average. • Maize is stored in both locally and modern cribs • Farmers also have set up groups and Associations with binding laws which govern them and on how to run the Association. These associations help them in bulking the crops and selling them as one group which increase on the price of the product, getting loans, and strong bargaining power. For instance • <i>Kinyomozi Agateraine farmer group</i> • <i>Abatai Farmer group- Kiryandongo Town Council</i> • <i>God is able farmer group- Kiryandongo sub-county</i> • <i>Jembe na panga farmer group</i> • Gender- communities are trained and encouraged to work together as a family in all project implementations in the districts. However, they all play different roles, for instance the gender role process is as below <ul style="list-style-type: none"> ○ Land preparations- Men (use of ox ploughing) ○ Planting – women and children ○ Weeding- women and children ○ Harvest – woman and children ○ Transportation- women, men and children ○ Marketing – Men (Its the Man who is charge of the money from the products, others provide for the family basic needs and others don't, and woman will have no say over that, it was indicated that, woman don't need to inquire about the expenditure of a man. However, there are woman who are strong and there are farmers on their own) women have involved in agriculture as men though others are denied land for cultivation ○ And if its cassava, in most cases, its sold fresh from the garden and if drying it will be done by women and children then still sold by men
Receiving/Handling Procedure.	AFCRI-KAI GRAIN	<ul style="list-style-type: none"> • Post-harvest handling services, are still farmer's problems, which leads to loses • Pests and diseases which affect the crops • Training to control the pests to increase on the productivity • Drying space and materials like taplins, modern cribs. • Training/ sensitize the farmers the importance of working as a group, which help them, to store in bulk, sell as group and gain more than individual bases. This also help them to get loans and even during training it becomes easier to organize. • Use of existing stores/ warehouses and not to build more which may require land

		<ul style="list-style-type: none"> Acquiring land is easy because its customary tenure system, and if a project is benefit the community they are willing to provide land, even if its to expand roads, because this has also land to increase in price, those who have land near the rehabilitee roads.
Crop- Cassava	APAC DISTRICT, 20th/ Jan/ 2014	<p>There is a plat form of farmers called Mult-stakeholder Innovations plant form (MSIP), which has binding laws and a committee that governs it. Its through this plat form that farms report their issues concerning pests and diseases, land, market, sell products among others. Through this platform farmers were able to export cassava cuttings worth 1.5 billion across Sudan and Eastern part of Uganda. This money is paid through a bank account operated by MSIP and the money is distributed among the clusters which pays the farmers, so far 257 people have benefited from cassava</p> <p>In Apac District there are five major areas of cassava production these include</p> <ol style="list-style-type: none"> Apac Chegere Akokoro Abongomolia Chawente <p>Land in Apac is customary tenure system, and people own up to 60 acres and more of land and on average, a farmer has 2 acres of land. Land conflicts are at minimal and if arises, mostly are handled by clan land committees, NGOs like Land and Equity Movement- LEM, then lastly court and most cases, Court also refer them back to the clan.</p> <p>It was also noted that, if a project comes up and there is need for land, communities are willing to provide the land or rise money collectively and buy the required land. This is also effective if there are sensitized and take ownership of the project.</p>
Capacity/ staff		<ul style="list-style-type: none"> The staff available is enough to carry out the implementation of the project. They are 33 NAADS staff 24 field staff 18 service providers specifically for crops. District NAADS coordinator <p>Needs</p> <ul style="list-style-type: none"> Motorcycles for transport Desktop laptop <p>Training needs</p> <ul style="list-style-type: none"> Train crop staff on disease identification for different species like Nasa 13 and NASA 14 training in post-harvest handling, who will also be able to train farmers, because post-harvest loses are like 20% annually. Trainings in value addition like packaging and labeling
Challenges		<ul style="list-style-type: none"> Though land customary tenure system, there is still a problem, people don't have enough land that can yield productivity. A person may have like 5 acres and its used for different crop farming. The system of people working together as a group is still a challenge, there is need to sensitize them, on the importance of forming groups and working together.

		<p>Recommendations</p> <ul style="list-style-type: none"> • Service providers/field staff, need transport to reach to farmers in the 11 sub-counties • Provision of drying facilities like tarpaulins, racks this enables farmers to gain more profits after drying and process it (A kilogram will be at 650U shs), than selling fresh cassava from the garden (A kilogram is 125 U shs). • Storage facilities or warehouses, most farmers store in the corners of their houses. The few stores around like Abongomulia store and Yagere are far more than 15 km. • Provision of processing machines like slicing machines and solar dries especially during rain seasons. • Improvement of access roads, the constitution is bad and leads to loses and low prices • Market, cassava markets are few leading to low prices, it was indicated that, cassava cutting's have market than cassava itself. • Rehabilitate the existing stores so that farmers can utilize them and store their cassava in bulk and under clusters which yields much. • Provision of sipping machines • Packing materials at least which can pack like 1 kilogram • Grinding machines at least at every sub-county, which will increase on product and even the income of the farmers than selling raw products.
<p>Crop- Rice</p>	<p>LIRA DISTRICT, 21st / Jan/ 2014</p>	<p>Crop- Rice</p> <ul style="list-style-type: none"> ▪ The main Irrigation Rice scheme in Lira is called Itek-okila Rice Scheme, located on 650 acres with more than 650 farmers which is within 6 kms from the District/ Lira Town. ▪ There are also upland rice farmers, on their land. ▪ The trend of rice productivity is increasing more especially the irrigated Rice, however, upland rice is also increasing, more farmers are involved in productivity. <p>Challenges</p> <ul style="list-style-type: none"> • Pests and diseases like yellow moto virus • Water management, it has led to flooding of gardens, thus affecting the yield • Use of fertilizers is still low and others farmers don't know much about it, this has reduced on the productivity. • Poor seeds, which don't yield to the expectations, the district don't have authority to produce seeds but its through seed companies, at the end, seeds are adulterated which affect the farmers <p>Capacity</p> <ul style="list-style-type: none"> • 9 rural sub-county service providers- NAADS • 3 Extension workers for crops • Senior Agricultural Officer • Agricultural officer <p>Missing</p> <ul style="list-style-type: none"> • 1 principal Agricultural Official • 1 senior AO • 1 Engineering officer

		<p>Training needs</p> <ul style="list-style-type: none"> • Seed production and certification • Irrigation and water management • Post-harvest handling services • Hygiene and sanitation for farmers <p>Recommendations/ intervention</p> <ul style="list-style-type: none"> • Value addition and marketing of the products • Factories for processing and packing of the finished products, • Water management, its needs a technical persons to work on the canals • Decentralization of seed supply, so that the district is able to monitor and get the good yields • Use of fertilizers by farmers • Farm Mechanization to yield more, most farmers still use hand hoe which can't be competitive with those using tractors and other methods • There is need to privatize the input outlets, so that farmers get inputs at subsidies price, than getting things for free, this had lead farmers not to work hard and even manage and maintain the given inputs. • There is also need to change in project implementation system, not in the NAADS way, because there is no impact, for instance choosing 30 farmers in a district cannot increase food security in a parish. • Facilitate the laboratory, with person and equipments •
Crop Rice	LIRPA RICE MILL-ABOLET CO-OPERATIVE SOCIETY Community.	<ul style="list-style-type: none"> • Its cooperative with a governing committee which comprises of Chairperson, Vice, secretary, Treasurer, Agronomy, production, 2 elders among others.
Challenges		<ul style="list-style-type: none"> • Provision of loans for production up to value addition, thus processing and packing. • Poor markets • Low prices because rice is sold raw, thus not processed • Canals are in poor states, government promised to distil the main canal 7 years ago, but this has not been worked on • Irrigation system is low, during dry season farmers are not able to irrigate their rice, because even the dams are not worked on • Hygiene and sanitation are still challenge, because since the heavy rains 2004 which washed away the toilets , there are no more which were reconstructed • Access roads to farmers and within • Use of traditional mechanization like hoe, panga etc • Diseases like Bilharzias • Water quality monitoring is not done • Low use of fertilizers
Recommendation		<ul style="list-style-type: none"> • Fixed prices will increase income

		<ul style="list-style-type: none"> • Machines for process and packing • Water management in a technical way • Canals and dams rehabilitation for water provision • Milling factories • Transport for carrying products • Warehouse/stores for bulk storage • Tractor for clearing the fields • Drying facilities like tarpaulins • Training in post-harvest handling services • Training and sensitize farmers on the use of fertilizers and pesticides to increase on the yields.
<p>Crop – Coffee</p>	<p>NTUNGAMO DISTRICT, 22nd /Jan/ 2014</p>	<p>Crop – Coffee Coffee is the main cash crop grown in the District besides Bananas and Rearing of cattle. There are two types of coffee grown thus colonial and elite coffee. Almost every household is a coffee farmer being that its intercropped with banana plantations, which was found that, the yield is more than those planted separately. On average, each farmer has 2.5 acres for coffee. Coffee has changed farmers life, in that because of coffee farmers/ parents are on competition to educate their children up to private universities, therefore the benefits are more (school fees, built permanent houses, bought more land, cattle etc). Coffee farming has also extended to cattle corridor (pastoralists) like Rubalem, Koma etc, where pastoralists not only focus on cattle but also coffee farming. Farmers get fair prices because they no longer sell raw coffee at a cheap prices as before. There are more than 30 processing machines/ factories, which they use to process their coffee before selling. This has enabled them to earn more and even work hard in their farms. The issues of land, its customary, lease and others have title for their land. When the community is sensitized about the project, they take ownership and land can be provided voluntary. However for the any project implementation, it has to involve the politicians (stakeholders) these include CAO, Executive, Department Clerk who are first briefed about the project to make it easy to work. For instance most most coffee seedlings are provided by politicians</p> <p>Capacity</p> <ul style="list-style-type: none"> • 21 sub-county service providers • 3 external workers • 2 plant clinic doctors and 4 plant nurses <p>Needs</p> <ul style="list-style-type: none"> • Transport for the plant clinic to enable it be mobile thus move from one sub-county to another • Train more plant clinic staff to operate in different places/ areas <p>Training needs</p> <ul style="list-style-type: none"> • Training in pests and Diseases identification and management • Proper coffee management techniques • Agronomy trainings • Post- handling services both staff and farmers • Soil fertilization

		Recommendations/interventions <ul style="list-style-type: none"> • Sensitize farmers on intercropping • Use of spray and chemicals • More processing factories for those who still far • Provision of more seedlings
	Mr. Mwesigye Elia and Mr. Mugume Peter	<ul style="list-style-type: none"> • Unstable prices, which are most cases determined by the buyer and farmers • Diseases like coffee wit • No drying facilities which are costly like tarpaulins, carpets, racks etc • Get seeds off seasons, which end up drying • Markets, us to sell to associations and factories • Post-harvest handling a challenge which leads to loses
Recommendations		<ul style="list-style-type: none"> • Provision small loans to enable farmers meet their basic needs as they wait to harvest the coffee, because this has led farmers to harvest coffee before the right time. • Provision of drying facilities like tarpaulins • Supply seeds timely • Simple irrigations through rain water harvest • Fix a price for coffee • Expand market to international levels • Training in post harvest handling services
Crop- Beans	KABALE DISTRICT, 23/ Jan/ 2014	<p>Crop- Beans Beans are more grown in Kabale both Bush beans and climbing beans. However, climbing beans are more encourage by farmers because they have high yield and not easily affected by pests and diseases. On average a farmer has 1.5 acres of land. The land tenure system is customary; however there a few with Land lease, free hold and community tenure systems.</p> <p>Land conflicts are not common, if to buy land its done through M.O.U.s which define what to be done and how. However if a grievance came up, they use Local council courts because they are easier since they live within the community, however, the Land board is not active, thy only get involved in land issues during land title processing.</p> <p>Capacity</p> <ul style="list-style-type: none"> • There 25 units low local government with 25 staff with degrees and diploma holders • 50 service provides • In total 75 staff- NAADS • DAO • 2 AAO <p>Needs</p> <ul style="list-style-type: none"> • Crop laboratory • Plan clinic • Motorcycles for field

		<ul style="list-style-type: none"> • Desktop and laptop for data storage and research <p>Training Needs</p> <ul style="list-style-type: none"> • Training in modern farming practices (use of fertilizers, disease identification, production and management) • Trainings in irrigation • Agro-processing • Storage methods which don't affect the beans <p>Challenges</p> <ul style="list-style-type: none"> • Poor Quality bean seeds, which leads low prices, because on market there is need for good quality beans • High prices of quality beans seeds, which leads to farmers to plant poor quality because they cant afford the seeds • Agriculture is more on substance farming, there is no mechanization to increase on the yields since most farm land is on top hills • Poor soils, which are used season to season without use of fertilizers which declines productivity • Pests and diseases which affect beans especially the bush beans like bean foot rooting ▪ Flat market prices for instance if markets in neighboring countries, the prices will also decline because there wont be market for beans and it will be must for local market which earn much. ▪ Post harvest handling, people still use tradition way of processing beans which leads to loses. ▪ No modern storage facilities, farmers store them on verandas, houses in baskets etc ▪ Use of pesticides due to prolonged storage which is not health and it also leads to 30-40% lose because of poor and long storage. ▪ There is a challenge of chairpersons taking up properties claiming to be theirs after the communities have contributed to develop them like stores. <p>Recommendations</p> <ul style="list-style-type: none"> • Drying facilities like solar dries, racks etc • There already built stores which can rehabilitated because acquiring land is not easy. • Use of cooperatives to implement the project like Bubale cooperative society and rehabiltee the existing ones than setting new ones • Use of government land to set up a project is easy because it will be utilized by many. • Post harvest handling services by farmers • Set agriculture Banks to enable farmers get loans • Include French beans • Set Irrigation system so that farmers can produce throughout the year like areas of Katuna • Expansion of markets both local and outside the country • Improve on transport systems and access roads
	Nyangande Village, Mwanjari ward southern Division, Kabale Municipality	<ul style="list-style-type: none"> • Pests and diseases • Labor is expensive • Fertilizers are expensive especially to those who grow bush beans • Limited bean seed varieties

		<ul style="list-style-type: none"> • Post harvest handling is problem • Land shortage which leads to inter cropping • Dry seasons which affects the yields • Soil fertility management • Spacing of beans, due small pieces of land • Timing of the right seasons for plantation. • Markets are not available, beans are sold locally for instance sorted beans are at 1500 U shs and unsorted 1,600/= <p>Recommendations</p> <ul style="list-style-type: none"> • Provision of fertilizers • Drying facilities like tarpaulins • Provision of good quality seed beans • Irrigation system provisions • Access roads • Expansions of markets
	<p>LWOBA IRRIGATION FARM</p>	<p>Directors: Hajji Naleba and Hajati Naleba</p> <ul style="list-style-type: none"> • The farm started as a private family business but now it's a community farm • There are many groups in the rice farm but all use the same water from river Manafwa • The main objectives of starting this farm was to obtain income and food for the family and community • Many people had a negative attitude towards farming as an activity for the illiterate and poor but now the farm has changed the idea since many educated persons are involved in farming for example Hajat Naleba and Dr. Mudusu • Many of the pioneer community members started coming to the farm by walking but now come riding bicycles and motorcycles, thanks to the income obtained from growing rice in the farm. • Generally household income of many rice farmers in the farm have improved • Farmers are organized under Manafwa Basin Farmers Association (grow rice and plant trees) <p>Challenges in the Rice farm</p> <ul style="list-style-type: none"> • The water in River Manafwa decreases in the dry season while the uses are many (Doho, Lwoba, Bwirya) • The water channels in the farm are not well constructed, therefore cause flooding in some gardens especially in the rain season • There are no proper access roads in the farm, so harvesting rice from gardens very far from the main road is a very big challenge i.e. people carry rice sacks on their backs which has weakened their bodies and even made harvesting very expensive • Sometimes the rice fetches low prices on the market due to poor quality • Obtaining the quality agrochemicals is also a big challenge due to a lot of counterfeit on the market <p>Recommendations</p> <ul style="list-style-type: none"> • Need access roads in the farm to enable farmers use machines such as tractors

		<ul style="list-style-type: none"> • Some farmers have been trained in the use of agricultural chemicals by Eastern Private Sector but more training is required as some farmers easily forget what they are told. • Farmers also need more training on use of herbicides especially differentiating between pre emergency and post emergency herbicides • Use of hand hoeing is becoming a set back to the farmers since it requires a lot of energy which wears out the farmers at an early age.
		<ul style="list-style-type: none"> •

<p>Tony Kiwanuka – ESIA Assistant at NEMA</p> <p>16/1/2014</p>	<ul style="list-style-type: none"> • Rice mainly grows in wetlands; it is important to map out the sections of wetlands to be utilized; • It is important to involve the local leadership from the start of the project so as to understand the key concerns of the stakeholders; • It is important to obtain the required permits from NEMA for activities to be carried out in the wetlands; • It is key to identify the portions of wetlands to be utilized and what to be left for ecological purposes; • Overall, the project will require a detailed ESIA
<p>Edmund Kananura</p> <p>Quality and Regulatory Services Manager at Uganda Coffee Development Authority (UCDA)</p> <p>16/1/2014</p>	<p>Information</p> <ul style="list-style-type: none"> • Coffee Types - There are 2 types of coffee grown in Uganda i.e. Robusta (majority) and Arabica (20-30%); • Growing Areas - Robusta coffee growing areas are the low land areas (900 – 1300 m) that include Rukungiri-Ntungama to old Masaka to Buganda area to Bunyoro and Busoga and now even Northern Uganda areas. Arabica coffee is grown in the mountains i.e. Mt. Elgon areas of Mabale, Rwenzori, Kasese, Ibanda, Buhweju in Rubindi District, Rukungiri and West Nile areas in Paidha. • Value chain addition – Smallholder farmers dominate the coffee growing in Uganda; UCDA is encouraging farmer organization as part of its activities to ensure that the individual farmers form farmers’ groups. UCDA gives the farmers support through extension services and free planting materials and also ensures that coffee nurseries are near the farmers in every district. UCDA is also teaching the farmers business skills on how to plan for the proceeds from coffee sales. UCDA also works with the existing cooperatives. UCDA is mainly concerned with regulatory and production issues and not marketing. The former coffee marketing board (CMB) is now fully liberalized. However UCDA also links farmers with buyers through exhibitions. • Value addition begins from the farm; anything done to the coffee after that is value addition. UCDA is promoting wet processing and international donors are helping establish coffee milling and washing stations. UCDA advises farmers on proper post-handling practices and also provides them with tarpaulins for drying purposes. UCDA also trains farmers in coffee grading. • UCDA also conducts pilot studies on value addition through collaboration with institutions of learning where students engage in research on projects such as coffee hulling. • Training – UCDA conducts the “Basic Coffee Quality Control” course every 2 years for university students and for the general public that involves tours. <p>Challenges faced by UCDA</p> <ul style="list-style-type: none"> • Funding – UCDA has limited funding to address all coffee issues across the country. • Consumption – Consumption of coffee in Uganda is very low; UCDA has embarked on training people in coffee brewing. Initially there were cases of some people actually roasting husks! UCDA is helping processors to develop coffee blends and brands. UCDA also holds competitions or brewers. As a result of UCDA’s interventions, the quality of coffee served has greatly improved and has in the long run attracted more investment. The number of coffee brands has increased from 2% 6 years ago to 6%. <p>Recommendations by UCDA</p>

	<ul style="list-style-type: none"> • Funding – Extension services are currently very inadequate; UCDA recommends that Government to support and fund coffee extension services to fulfill the objectives of the national coffee policy. Since coffee is vital to the national economy, it is important for coffee as a sector to have particular of separate extension services. Every Sub County should have a coffee extension officer. UCDA currently has only 28 Coffee Extension Officers! • Coffee planting – There is need to plant more coffee in addition to rehabilitation of old plantations. Therefore, there is need for NAADS to work with UCDA to identify the priority areas for new coffee plantations or those that require rehabilitation; • Consumption – There is need for marketing and promotion to explain and address myths about coffee especially that “coffee kills”. It is critical to sensitize the masses on the health benefits of coffee. Increased consumption will boost prices. • Infrastructure – The coffee sector needs the right equipment to help those investing in the sector. UCDA advises Government to eliminate taxes on coffee packaging materials that are expensive but are also taxed at 120%. • Hygiene – There is need for regulation of hygiene involving food products such as coffee. • Factories – UCDA requests that Government invests in a medium size factory for instant coffee.
<p>Mr. Mugabi Assistant Commissioner Wetlands Management Department 17/1/2014</p>	<p>Project Analysis</p> <ul style="list-style-type: none"> • The project’s components are similar to the Water Management Development project under MWE since it has irrigation and access roads components. • The ACDP is among the projects listed in the Third Schedule of the National Environment Act Cap 153 that require conduct of ESIA. The project is probably category B under the World Bank categorization since significant environmental and social impacts are not anticipated under the project. • 3 of the components (inputs, irrigation, roads and value addition) will involve civil works; the impacts of the project should be identified depending on the phase i.e. construction and operation. <p>Project Benefits</p> <ul style="list-style-type: none"> • Irrigation schemes – Rehabilitating existing hydrologic structures will ensure water security and will increase food security through availability of water for crops as well as other production activities. Farmers will be able to be active through out the year whether dry or wet conditions. In addition, reviving irrigation as a technology will increase the efficient use of water; rainwater can be collected and put into useful use. • Rehabilitation of the hydrologic structures will also stabilize the structure by guarding them against siltation and sedimentation. • Value addition – More profits are likely to be realized by the farmers through value addition which money can be used for alternative businesses. • Access Roads – This will allow farmers to safely access the markets as well as the social service centers in general. <p>Potential Negative Impacts</p> <ul style="list-style-type: none"> • Access Roads – If a dam or irrigation scheme was abandoned, then its former access road has to be opened up and could be currently under settlement. Therefore, it may require creation of a new access or opening up of the former access and you have to negotiate with the land owner. Both of these scenarios will trigger land disturbances as well as land acquisition or displacement issues. • Land uptake – The value addition infrastructure (maize mills, coffee hullers, storage facilities such as silos etc.) will require land and therefore land has to be negotiated. • Public health - Dust will be an issue especially from value addition structures such as coffee plants and millers. Dust for construction of access roads will also be an issue. • Water use – Water will be required for wetting road surfaces during construction; sometimes there are limited water sources in some

	<p>areas and the contractor has to draw water from the same sources used by the community. This could lead to conflicts between contractors and the communities over water use.</p> <ul style="list-style-type: none"> • Camps and value addition centers – Waste will be a challenge as such camps can increase the demand on local services in the respective localities. In addition, the social interaction at value addition centers can lead to spread of HIV/AIDS and increase prevalence rates in the areas. <p>Issues/Challenges</p> <ul style="list-style-type: none"> • Sanitation – There is need for the project to avail public toilets at the different irrigation schemes as many people are likely to join the rice schemes. There are currently no toilets at Dokho; where do the people go? Sanitation is very critical during the operation phase. • Dams – As per the ACDP, MAAIF claims that the project will involve “simple hydrologic structures” such as weirs and canals; how do you carry out irrigation minus a reservoir? If the existing reservoirs or dams are currently silted, then they have to be rehabilitated as well. • Land acquisition – Most Ugandans never consider increasing productivity per unit area but think increasing productivity is all about acquiring more land. The project may trigger encroachment on protected areas or increase deforestation in search of arable land. • Conflicts – The dams and reservoirs under ACDP are meant for crop agriculture; however, livestock people may pick interest in utilizing the same structures which could be a challenge in managing pests and diseases. • Inputs – The rice production trend in Eastern Uganda is that people have begun fertilizing the wetlands to grow rice. Issues of pollution of the wetlands have become a big concern. <p>Recommendations</p> <ul style="list-style-type: none"> • Environmental assessment – All the specific subcomponents of ACDP should undergo detailed studies i.e. ESIA. There is need for a detailed ESMP for the project to guide its implementation. The ESIA and ESMF should conduct stakeholder analysis and clearly define the roles and responsibilities regarding the ACDP. The ESMF should also include a dummy for the ToRs of the ESIA. • Sensitization on productivity enhancement - There is need to educate the farmers on how to enhance productivity per unit area to mitigate the need for new land i.e. by a combination of utilizing high quality seeds, use of fertilizers, protection of crops from pests and use of irrigation to achieve high yields. • Project subcomponents – Since ACDP is considering sustainability, it should include afforestation by providing seedlings to farmers to plant trees to enhance the soil’s productivity and to improve upon environmental protection.
<p>Ongor Joseph Wetlands Department 16/1/2014</p> <p style="text-align: right;">Management</p>	<ul style="list-style-type: none"> • How many people are going to be employed under the irrigation schemes in the wetlands? • Sanitation has been an issue as some rice schemes involve thousands of people utilizing the wetlands; some people actually defecate in the wetlands; • Hydrology – How will the project ensure that the ecological functions of the wetlands are not drastically affected? In Olweny, some fields dried up and the volume o the water in the streams declined. The detailed studies (ESIA) should give mitigations to address the challenges; • Much of the water that moves through the wetlands comes from the catchment; how do we ensure that the nearby springs and wells do not dry up? Wells need water; how do we balance the water needs? • Conflicts – People who have been grazing in or near the wetlands may be against conversion of the wetlands into rice cultivation; • Ecology – How do we ensure that the frogs, birds, and other rodents remain in the wetlands? Birds can clear rice fields and rodents can uproot young seedlings; so how do you find the balance?

- Agrochemicals – Communities downstream of wetlands utilize water for drinking and for livestock; how do we ensure food safety e.g. of beef for consumers? Contamination of the food chain has to be considered;
- Some families use their children to scare away birds; the new schemes may be a disadvantage to education in the respective areas. If the schemes are profitable, children may abandon education and venture into rice cultivation. How do we find a balance not to affect education?
- Increased revenues from rice will mean big chunks of money which may motivate men to marry more women which may lead to collapse of families in addition to HIV/Aids issues;
- Rice being a commercial crop may be a motivation of farmers to abandon other essential food crops; issues of food security have to be assessed?
- Gender issues – In Agor wetland in Lamwo, opening up of land is by men while weeding, harvesting and threshing is done by women. The children are supposed to scare away birds. However when it comes to selling, men typically do it alone under pretense that they have the energy to transport the rice on bicycles to the market. In the end, the women have no powers over the proceeds. These issues need to be addressed to ensure that women equally benefit from the project;
- Invasive species – seeds are not always sorted prior to sowing and some of these seeds contain invasive species which can colonize and occupy the entire wetland. Mitigations on how to ensure invasive plant species don't get into the wetlands have to be proposed;
- Silt – A lot of silt materials are accompanied with opening up of drainage canals; it is important to ensure that the soil retaining capacity of the wetlands is enhanced;
- Sustainability – Schemes collapse after some time due to funding among others; as the schemes collapse, they do along with the ecological and hydrological functions of the wetlands. Olweny 3 in Lira collapsed with both the ecology and hydrology of the wetland as people invaded the wetlands when the scheme collapsed. The project was handed over to the district which had no money and also abandoned the scheme. At one point, the scheme actually belonged to nobody. Therefore, there should be mechanisms to ensure if the project ends, the ecological and hydrological functions of the wetland are maintained. The project should build capacity of the districts to handle the project. There has to be transition when handing over the schemes to the districts.
- How long is the project? If to be handed over, to whom? Are local governments well equipped to take over the projects in due course? Do they have agricultural officers to handle the projects?
- If the project affects water quality, what action will be taken and who takes it? Analysis and monitoring – at what period or frequency? Who takes action on the results?
- Crops – What is the basis of the crops selected for cultivation in the wetlands? In some cases, onions have been more profitable than rice such as in Olweny. The choice of crops and their impact on the wetland ecology should be assessed taking into account the types of crops preferred by the farmers themselves;
- Wetland use permits – There are procedures for use of wetlands. Anything beyond ¼ of an acre requires the intended user to apply for a Wetland User Permit to the District Environment Officer (DEO) by filling an application form. The DEO then sends the application to the District Environment Committee which either approves or disapproves the application. If approved, the applicant is also required to prepare a detailed Project Brief that is sent to NEMA for review. NEMA seeks input or comments from stakeholders and where satisfied issues a Wetland User Permit. Typically, a full ESIA is not required. However if the use of the wetland involves components like dams, milling etc., then a full ESIA report is required. If say 10-20 people intend to utilize the wetland, a Project Brief should be adequate. However if it is a scheme of many people, then it is likely that modifications of the wetland will occur and therefore the need for detailed assessments (i.e. full ESIA). Audits are required every 2 years to provide information on how much the wetland has been

	<p>impacted and to verify if the mitigations have been put in place;</p> <ul style="list-style-type: none"> • The Wetlands Management Department also reviews the Project Briefs or ESIA's and conducts both monitoring and enforcement to ensure that the wetlands are not degraded. • Capacity – The Wetlands Department has human resource constraints especially as regards field compliance monitoring and enforcement; it requires more staffing.
<p>Richard Kyambadde – Wetlands Department</p>	<ul style="list-style-type: none"> • Irrigation sites such as Mubuku have been encroached upon; initially a small number of people utilize a wetland but in the end more people occupy the wetlands and even take up plots for homes in the long run; • If farmers are interested in utilizing a particular wetland, land acquisition or wetland use is permitted by the District Local Government. The Wetlands Department however guides the use of such wetlands. There is a minimum area of wetland use that requires assessment before a decision on its use is reached; • There are challenges in monitoring wetland use in Uganda as environmental audits of wetlands under utilization are very rare; • Rice has been grown in many wetlands without conducting any ESIA's which is a critical issue; • Wetlands are not agricultural land unless modified; • The challenge with pesticide use in crops cultivated in wetlands is that you are dealing with water-logged; so there is potential of direct contact between the pesticides and a threat of accumulation of these agrochemicals and therefore toxicity and pollution issues may arise; • There is high risk of contamination of ecosystems and related systems i.e. lakes and rivers; • It is the mandate of NEMA to ensure that audits are conducted to follow-up wetland use permits to verify compliance with conditions of approval; not sure if audits for agricultural projects are being conducted.
<p>Rice (Lira District)</p>	
<p>Alum Dorcus – Senior Agricultural Officer Otim Ayita - Agricultural Officer Oder John – Farmer Ojom Opero- Farmer</p>	<ul style="list-style-type: none"> • There is more paddy rice than upland rice. • There are no agrochemicals used, only to a very limited extent, some farmers have started applying fertilizers. Generally, the soil quality is deteriorating as evidenced by the declining yields. The proposed project should put some emphasis on soil management and use of fertilizers. • Water quality monitoring is not conducted but since the use of agrochemicals is very limited in most wetlands in the district, its assumed that the water quality is unchanged. However, major pollution sources are from human wastes. There are no sanitary facilities close to the paddy fields. • Snails exist in the paddy fields but the district has not received any cases of Bilharzia • Challenges faced by farmers include; <ul style="list-style-type: none"> ○ Lack of pure rice seeds ○ Lack of adequate water for the farmers downstream, the irrigation canals have become silted over time and the water flow downstream is greatly hampered. These canal need to be desilted to allow free and faster movement of water. As a result of the water not flowing freely, some fields upstream have ended up flooding. Ideally, these canals are supposed to be desilted at least once every 5 years. Desilting is labour intensive and cannot be done by the farmers themselves. They require an excavator which is expensive for the farmers to acquire. However, the farmers have tried on their own to desilt the smaller canals. ○ Rice yellow motto virus. This virus does not attack upland rice. For the paddy rice farmers, NERICA46 is resistant to the

	<p>virus and is therefore being promoted in the district.</p> <ul style="list-style-type: none">○ Poor water management within the paddies, denying downstream users of the right quantity required for their rice. At times all the water is utilized by the farmers upstream.● The soils are deteriorating in quality and therefore there is need for application of fertilizers. Some farmers have started applying fertilizers while others still perceive it as an extra production cost.● There is need for decentralized seed supplier who can easily be monitored by the district or any other competent authority.● If the project intends to provide seed and other inputs, these should not be given free of charge to farmers, they need to contribute something which will employ them to develop a sense of ownership of the project.● Training needs identified for the extension workers include;<ul style="list-style-type: none">○ Quality seed production;○ Irrigation and water management;○ Post-harvest handling● Division of labour in rice growing<ul style="list-style-type: none">○ Nursery preparation- Done by Men○ Field preparation- women and men○ Weeding (Broad casted rice)- Women○ Weeding (Planted in rows)-men and women○ Bird scaring- Children and women○ Harvesting- women but a few men participate○ Transportation from the fields- men○ Drying-Women○ Bagging- men○ Selling/Marketing- men
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