

NATIONAL LAND POLICY ON AGRICULTURE DEVELOPMENT

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Towards a New National Land Policy of 2017

- **Current National Land Policy prepared in 1995**
- **Changes in national, regional and global state of social, economic and political requirements**
- **Increasing land pressure from both population growth and increased number of livestock**
- **Addressing national, regional and global challenges and opportunities on land**
- **Reflecting views of Tanzanians and builds upon the National Land Policy 1995**

Performance and Challenges of National Land Policy, 1995

Performance

- **Enactment of new land laws and regulations**
- **Increase of citizens with access to land**
- **Establish land disputes settlements machinery**
- **Increased land revenues, values and land market**
- **National Land Use Framework Plan (Districts and Village Land Use Plans**

Challenges

- **Insecurity of land rights and land disputes**
- **Lack of integrated land management information system**
- **Limited capacity - financial and human**
- **Slow pace of land use planning, survey & titling**
- **Increasing growth of massive informal settlements**

Objectives of New National Land Policy

- **Effective land tenure system and efficient land administration**
- **Secured land rights for optimal and sustainable land utilization**
- **Effective land market, enhanced land values and improved revenue collections**
- **Efficient, secured, sustainable land information system and National Spatial Data Infrastructure**
- **Guaranteed availability of base maps, modernised and affordable land and hydrographic survey**
- **Effective land use planning and management in urban and rural areas for sustainable development**

Access to Land

- **Ensure that all citizens have equitable access to land;**
- **Ensure that land audit is undertaken periodically and information on availability and use of land is made available;**
- **Facilitate resettlement of people from areas facing acute land shortage or overcrowding to areas with sufficient land;**
- **Ensure that non-citizens and foreign companies are neither granted land nor allowed to purchase Unit Titles unless it is for investment; and**
- **Ensure that non-citizens and foreign companies are not allowed to acquire village land through allocation, transmission, purchase or lease.**

Land Rights for Crop Agriculture

- Ensure that land suitable for agriculture is prioritised for food production;
- Secure land rights of all farmers;
- Allocate land to support medium and large-scale agribusiness; and
- Ensure that urban planning provides for urban agriculture.

Land Rights for Livestock Production

- **Facilitate zoning of lands for rangelands within and across village boundaries;**
- **Ensure security of land rights for livestock keeping, including communal land rights;**
- **Secure stock routes for pastoral communities to regulate livestock movements;**
- **Require each individual livestock keepers and pastoral communities to have sufficient land to cater for their pastures; and**
- **Create awareness amongst pastoral communities on the advantages of settling down on lands with secure tenure, including enjoying services provided by the livestock sector.**

Land Rights for Fisheries

- **Provide secure land rights for fish farming; and**
- **Provide littoral and riparian rights to villages and individuals whose land borders water bodies to enable fish farming and fishing activities.**

Land for Investment Purposes

- Facilitate availability of land bank for investment;
- Fix land ceilings on the basis of use, location, feasibility studies and proven ability of the applicant to develop and use the land in a sustainable manner;
- Ensure foreign investments are allocated land for a maximum term of 33 years or lesser term depending on the endorsed investment plan subject to renewal;
- Ensure that land for investment purposes is granted on cost recovery basis;
- Put in place mechanism to promote long-term benefit sharing arrangements in expansive land based investments;
- Facilitate foreign investors intending to develop properties for outright sale of Unit Titles to obtain Rights of Occupancy instead of Derivative Rights;
- Ensure that allocation of land for investment purposes complies with appropriate project evaluation, due diligence and due process of law; and
- Discourage land hoarding by enforcement of development conditions and by the use of by-laws, fiscal measures, and planning and land use regulations.

Land Use Planning and Management

- **Improve preparation and implementation of land use plans at national, regional, district and village levels;**
- **Ensure that land for cultivation, livestock, and for specific needs like hunting and gathering is set aside and protected;**
- **Ensure that land zoned for livestock keeping in land use plans, clearly specify the carrying capacity;**
- **Enhance preparation and implementation of detailed Land Use Management Plans;**
- **Promote participation of various stakeholders in land use planning, implementation and management; and**
- **Ensure preparation of land use planning before allocating land for investments.**

Legal and Institutional Framework

Implementation of the National Land Policy entails review, harmonization and formulation of different land laws and regulations

Conclusion

Tanzania's land tenure system has, in principle, continued to play a prime role in feeding and sheltering the people, in addition to supporting the economy. In this regard, the Government has an obligation to offer equal protection under the laws of the nation for the acquisition, use and enjoyment of land rights by its citizens for their development and bountiful livelihoods. In this regard, the Government is under obligation to ensure that every parcel of land is planned, surveyed, titled and also used effectively and efficiently so as to benefit all Tanzanians over the long term.