

THE UNITED REPUBLIC OF TANZANIA



NATIONAL LAND USE
PLANNING COMMISSION



When replying please refer:
Ref. No. FA.237/243/01/50

Date: 26/05/2026

To:
All Land Use Planning Authorities
(District Councils and Village Councils)
TANZANIA MAINLAND

REF: CIRCULAR No. 1/2026 FOR THE IMPLEMENTATION OF GUIDELINES
FOR INTEGRATED AND PARTICIPATORY VILLAGE LAND USE
PLANNING, MANAGEMENT AND ADMINISTRATION IN TANZANIA –
3RD EDITION OF 2026

Refer to the above subject.

2. The Minister responsible for Lands, Housing and Human Settlements Development has approved and authorized the **GUIDELINES FOR INTEGRATED AND PARTICIPATORY VILLAGE LAND USE PLANNING, MANAGEMENT AND ADMINISTRATION IN TANZANIA** on 6th February 2026. This is in accordance with the requirements of Section 28(2) of the Land Use Planning Act, Cap. 116.
3. The National Land Use Planning Commission has prepared the attached Implementation work plan, which provides the planned timeline for rolling out Land Use Plans at the Village level aligned with the available resources.
4. Hence, the National Land Use Planning Commission, in exercising the powers and functions set forth under Section 7, directs as follows:

A. TO DISTRICT LAND USE PLANNING AUTHORITIES.

All District Councils, being the Land Use Planning Authorities at District levels, **MUST**, in complying with the requirements to prepare a Land Use Plan at the

Village level set forth under the Land Use Planning Act, CAP 116, ensure that all Village Councils implement Guidelines for Integrated and Participatory Village Land Use Planning, Management and Administration in Tanzania- 3rd Edition of 2026.

B. TO VILLAGE LAND USE PLANNING AUTHORITIES.

All Village Councils, as the Land Use Planning Authorities at the Village level, **MUST**, in adherence with the requirements to prepare Land Use Plan set forth under the Land Use Planning Act, CAP 116, implement the guidelines for Integrated and Participatory Village Land Use Planning, Management and Administration in Tanzania - 3rd Edition of 2026.

I wish you a successful implementation.



Joseph C. Mafuru
DIRECTOR GENERAL

UNITED REPUBLIC OF TANZANIA



**MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENT DEVELOPMENT
NATIONAL LAND USE PLANNING COMMISSION**



**IMPLEMENTATION WORK PLAN FOR OPERATIONALIZING THE THIRD
EDITION OF THE INTEGRATED AND PARTICIPATORY VILLAGE LAND USE
PLANNING GUIDELINES IN TANZANIA – 3RD EDITION OF 2026:
DISSEMINATION AND CAPACITY BUILDING PLAN**

SUBMITTED TO THE LAND USE PLANNING AUTHORITIES

**Prepared by:
National Land Use Planning Commission,
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April, 2026

ABREVIATIONS

1. Cap	Chapter
2. D-by-D	Decentralization by Devolution
3. DC	District Council
4. FGD	Focus Groups Discussion
5. IP-VLUP	Integrated and Participatory Village Land Use Plan
6. NLUPC	National Land Use Planning Commission
7. PLUM	Participatory Land Use Management
8. RF	Reform-Measure Framework
9. RILUM	Regional Inter-sectoral Land Use Management
10. RS	Regional Secretariat
11. SDG	Sustainable Development Goals
12. TOT	Training of Trainers
13. VC	Village Council
14. WDC	Ward Development Committee

EXECUTIVE SUMMARY

The Implementation Work Plan provides a comprehensive, results-oriented, and legally compliant roadmap for nationwide practical dissemination and capacity building on the Integrated and Participatory Village Land Use Planning (IP-VLUP) Guideline. The work plan operationalizes the guideline by translating policy aspirations into concrete actions that strengthen land governance, climate resilience, and participatory development at the grassroots level.

The plan is implemented by the National Land Use Planning Commission (NLUPC) in collaboration with Regional Secretariats (RS), District Councils (DC), Ward Development Committees (WDC), and Village Councils (VC). Implementation covers 26 Regions, 137 District Councils, 3,956 Wards, and 12,333 Villages, organized into 7 operational zones. A supervised cascade capacity-building model will involve 27 Management (supervisory) staff and 144 implementing trainers.

The work plan is fully aligned with the Land Use Planning Act, Cap. 116 (Sections 3, 7(1), 19, and 20), SDGs (1, 2, 5, 11, 13, 15), and structured to meet standards: including clear objectives, detailed activities, and institutional arrangements.

The plan will disseminate the Integrated and Participatory Village Land Use Planning (IP-VLUP) Guideline nationwide. This intends, at minimum, to provide practical training of 471,719 stakeholders, support and mentorship in preparation of 26 District Land Use Plans, one village in every ward, equal to 3,956 village land use plans, strengthening tenure security. The operation will be implemented over twelve months (July, 2026 - June, 2027).

Considering the current annual pace of preparation, village land use plans have been developed progressively. To date, 4,923 out of 12,333 villages have approved village land use plans. At this rate, with revitalized energy, it is projected that the remaining 7,410 villages will be covered within the next 8 years.

This plan is ambitiously emphasizing on strong implementation, sequencing realistic village resource planning; proactive risk identification as well as mitigation; and accountability, transparency, and sustainability measurable results.

1. INTRODUCTION

1.1 Background and Rationale

Tanzania's long-term development vision, DIRA 2050, emphasizes inclusive growth, environmental sustainability, climate resilience, and orderly spatial development. Land remains the foundational asset underpinning agriculture, livestock, forestry, settlements, infrastructure, and investment. However, unplanned land use, climate-induced shocks, land degradation, and conflicts over land and natural resources continue to undermine sustainable development, particularly in rural areas.

To address these challenges, the Government of Tanzania has developed and approved the Integrated and Participatory Village Land Use Planning (IP-VLUP) Guidelines (3rd Edition). These guidelines provide a standardized yet adaptable framework for participatory planning, integration of sectoral land uses, environmental protection, tenure security, and climate-resilient land management at the village level.

Despite their approval, effective nationwide application of the IP-VLUP Guidelines requires systematic practical dissemination and large-scale capacity building across all administrative levels to obtain the intended results. This Implementation Work Plan, therefore, serves as the operational instrument for rolling out the guidelines, ensuring that land use planning authorities and communities possess the knowledge, skills, and tools necessary to implement IP-VLUP consistently and effectively.

1.2 Legal and Policy Framework

This work plan is prepared in accordance with the Land Use Planning Act, Cap. 116, specifically:

- **Section 3:** Promotion of orderly, sustainable, and participatory land use planning;
- **Section 7(1):** Coordination, supervision, and guidance of land use planning authorities;
- **Section 19:** Preparation and implementation of land use plans at national, regional, district, and village levels;
- **Section 20:** Capacity building and technical guidance to land use planning authorities and stakeholders.

The work plan also contributes directly to the implementation of DIRA 2050, national climate change strategies, decentralization by devolution (D-by-D), and sustainable natural resource management frameworks.

1.3 Purpose of the Work Plan

The purpose of this practical Implementation Work Plan is to provide a clear, structured, and time-bound framework for:

- Disseminating the IP-VLUP Guidelines nationwide;
- Building institutional and community capacity for integrated and participatory land use planning;
- Strengthening coordination, supervision, and quality assurance in VLUP implementation for replication;

- Ensuring measurable results aligned with national development priorities and donor expectations.

1.4 Implementation Strategy

The implementation strategy is built on five principles as follows:

- a. Phased and scalable rollout to manage national coverage efficiently;
- b. Decentralized implementation with central oversight, leveraging existing government systems;
- c. Blended dissemination model (physical + digital) to improve access and cost-efficiency;
- d. Cascade capacity-building (ToT) model to maximize human resources;
- e. Risk-based management approach with continuous monitoring and adaptive management.

2. PLAN OBJECTIVES AND RESULTS FRAMEWORK

2.1 Overall Objective (Impact)

Integrated, participatory, environmentally sustainable, and climate-resilient village land use planning operationalized nationwide in line with DIRA 2050 and the Land Use Planning Act, Cap. 116.

2.2 Plan Outcome

Enhanced institutional and community capacity to disseminate, prepare, implement, and sustain Integrated and Participatory Village Land Use Plans across all administrative levels.

2.3 Expected Outputs

1. Management and supervisory capacity strengthened for coordination, supervision, and quality assurance of IP-VLUP implementation.
2. Regional Inter-sectoral Land Use Plan Management institutionalized.
3. Regional and District Land Use Management Authorities (RILUM and PLUM) capacitated on IP-VLUP guidelines and implementation processes.
4. Ward and Village stakeholders, including Village Land Use Management Committees, capacitated on participatory and integrated land use planning.
5. Monitoring, supervision, documentation, and reporting systems are institutionalized.

3. SCOPE AND COVERAGE

The work plan covers nationwide dissemination and capacity building practically as follows:

Table 1: Work Plan Coverage

Administrative Level	Coverage
Regions	26
District Councils	137
Wards	3,956
Villages	12,333

For operational efficiency, implementation is organized into 7 zones, each grouping regions and districts for coordinated planning, supervision, and reporting.

4. IMPLEMENTATION STRATEGY AND APPROACH

4.1 Cascade Capacity-Building Model

Implementation will follow a cascade and zonal approach consisting of:

- a. Training of Trainers (ToT) for Management staff;
- b. Regional and District-level dissemination and capacity building delivered at each Centre;
- c. Ward and Village-level dissemination and participatory training delivered at Ward Centres, with full village participation.

This approach ensures standardization of content, efficient use of resources, and strong supervision and mentoring throughout the implementation chain.

4.2 Participatory and Inclusive Approach

All dissemination and training activities will:

- a. Apply participatory adult learning methods;
- b. Promote inclusion of women, youth, and marginalized groups;
- c. Integrate local knowledge with technical and legal guidance;
- d. Strengthen conflict prevention and resolution mechanisms.

4.3 Integration of Environment and Climate Resilience

The IP-VLUP Guidelines emphasize:

- a. Protection of environmentally sensitive areas (forests, wetlands, water sources);
- b. Climate-resilient land use allocation;
- c. Disaster risk reduction;
- d. Sustainable natural resource management.
- e. Adaptation TMA vulnerability map

These elements will be mainstreamed throughout training content and practical sessions.

5. INSTITUTIONAL ARRANGEMENTS AND ROLES

5.1 Lead Implementing Agency

The National Land Use Planning Commission (NLUPC) will be

- a. The overall coordination and management.
- b. Technical leadership and quality assurance.
- c. Consolidated reporting to the Government and development partner.

5.2 Key Actors and Responsibilities

- a. 27 Management Staff (Supervisors): Zonal oversight, supervision, mentoring, quality assurance, and reporting.
- b. 144 Implementing Staff (Trainers): Delivery of dissemination and capacity-building sessions at regional, district, ward, and village levels.
- c. Regional Secretariats: Regional coordination, inter-sectoral integration, and logistical support.
- d. District Councils: Local coordination, mobilization, and facilitation of ward-level activities.

- e. Monitoring and Evaluation Team: Data collection, verification, learning, and performance reporting.

6. RESULTS FRAMEWORK AND IMPLEMENTATION PHASES

Phase 1: Mobilization and Systems Readiness

Key outputs

- a. Coordination and logistics finalized
- b. IP-VLUP training materials validated
- c. All training centers are organized

Phase 2: Dissemination and Institutional Training

Key outputs

- a. 55 national Trainers of Trainers capacitated
- b. 208,244 guideline copies printed and distributed
- c. Digital IP-VLUP platform operational
- d. Regional and District Land Use Management Teams trained
- e. Ward-based training covering all 3,956 wards and 12,333 villages trained.

Phase 3: Community Capacity Building and Practical Application

Key Outputs

- a. Gender inclusion: Women and Youth responsive participation ensured
- b. 26 District supported through hands-on land use planning
- c. 3,956 villages supported through hands-on land use planning

Phase 4: Accountability, Learning, and Closure

Key Outputs

- a. Monitoring and compliance inspections completed
- b. Outcome evaluation conducted

7. RISK ANALYSIS AND MITIGATION STRATEGY

7.1 Operational and Timeline Risks

Risk: Overstretch of the implementation timeline

Mitigation: Parallel activity streams, regional staggering, weekly milestone tracking

Risk: Accessibility challenges (weather, remoteness)

Mitigation: Ward-centred delivery model, early targeting of hard-to-reach areas

7.2 Institutional and Governance Risks

Risk: Ineffective inter-sectoral coordination

Mitigation: Activation of RILUM platforms, clear reporting lines, and coordination briefs

8. SAFEGUARDS, INCLUSION, AND SUSTAINABILITY

- a. Gender and social inclusion
Minimum participation thresholds for women and youth; tailored training modules.

- b. Environmental safeguards
Land use plans integrate ecosystem protection, buffer zones, and climate change adaptation.
- c. Institutional sustainability
Capacity is embedded within permanent government structures rather than plan units.

9. MONITORING, EVALUATION, AND ACCOUNTABILITY

The plan applies a result-based monitoring framework aligned with international standards:

- a. Input and output tracking through routine reports;
- b. Outcome assessment through surveys and FGDs;
- c. Knowledge capture and dissemination for policy learning.

10. VALUE PROPOSITION FOR DEVELOPMENT PARTNERS

The plan offers development partners:

- a. High acknowledgment for development impact at the national scale;
- b. Strong alignment with climate action, land tenure security, and inclusive growth agenda;
- c. Clear accountability and fiduciary safeguards;
- d. Replicable model for participatory land governance elsewhere in Africa.

11. CONCLUSION

This working plan demonstrates that, despite the scale and ambition of the IP-VLUP practical dissemination and capacity building, effective implementation within the twelve-month timeframe is achievable. The plan translates the policy into an actionable roadmap that supports DIRA 2050 by institutionalizing participatory, climate-resilient, and gender-responsive land use planning across Tanzania.

Therefore, considering the current annual pace of preparation, village land use plans have been developed progressively. To date, 4,923 out of 12,333 villages have approved village land use plans. At this rate, with revitalized energy, the remaining 7,410 villages are projected to be covered within the next 8 years. Refer to Annex 1.

Annex 1: Land Use Plans Projections

1.0 Prepared Village Land Use Plans in the Past Years

As of April 2026, a total of 4,923 villages have prepared Land Use Plans, accounting for 39.9% of the country's 12,333 villages. Despite the efforts of the Government and various strategic stakeholders, the pace of preparing Land Use Plans is still unsatisfactory, as 7,410 villages, equivalent to 61.1%, have not yet prepared Land Use Plans. This situation continues to cause conflicts/overlaps in land use. The main source of funds was from the Central Government.

2.0 Projection on Preparation of the remaining Village Land Use Plans

The Government has planned to complete the preparation of Village Land Use Plans within a period of eight (8) years. According to an assessment conducted by the Ministry through the National Land Use Planning Commission (NLUPC), completing this task in 7,410 villages will require a total of TZS 146,922,000,000.00, of which 125,970,000,000.00 (85.74%) is for Village land Use Plan preparations as per below. The main source of funding is from the Central Government allocation Budget.

- TZS 125,970,000,000 for the preparation of Village Land Use Plans;
- TZS 2,500,000,000 for inspection, monitoring, and evaluation;
- TZS 9,523,800,000 for the procurement of working equipment;
- TZS 7,811,200,000 for the Supervision of this program; and
- TZS 1,117,000,000 for training.

Therefore, to ensure the completion of these plans for the remaining 7,410 villages, a total of TZS 125,970,000,000.00 is required.

The Preparation of Village Land Use Plans for Eight (8) Years

Year	Preparation of Village Land Use Plans		
	Number of Villages	Cost	Total
2026/27	582	17,000,000	9,894,000,000
2027/28	782	17,000,000	13,294,000,000
2028/29	882	17,000,000	14,994,000,000
2029/30	1,030	17,000,000	17,510,000,000
2030/31	1,035	17,000,000	17,595,000,000
2031/32	1,034	17,000,000	17,578,000,000

2032/33	1,033	17,000,000	17,561,000,000
2033/34	1,032	17,000,000	17,544,000,000
Total	7,410		125,970,000,000

3.0 Conclusion

During the preparation of the 7,410 Land Use Plan, villages that are prone to conflict, adjacent to protected areas, near water sources, and high-risk areas, as identified by TMA, will be prioritized.