



Highland Holdings Tz Ltd

INTRODUCTION

Applicant: Highland Holding (Tz) Ltd

Location: Kikombo Village, Mafinga Town Council, Mufindi District, Iringa Region. About 15km from Mafinga town center.

Size: 1250 Acres (un-surveyed area)

Land use: Integrated farming, livestock, fruits and vegetables, forestry, beekeeping, environmental conservation, and regeneration.

WHY THE COMPANY IS APPLYING FOR TANZANIA INVESTMENT CENTRE (TIC)

The land was initially acquired for agricultural purposes while still being designated as farmland. The establishment of Mafinga township boundaries succeeded this, and they later expanded to include the farm's location at its periphery. This historical context underscores the rationale for the local government's decision to reclassify the land.

Due to its hilly terrain, valleys, and natural springs, the farm site is delicate yet strategically important, constituting an ecological and environmental system unsuitable for industrial or residential development within its interior. However, sustainable, integrated, and carefully planned farming, forestry, and livestock management, coupled with designated conservation areas, will foster the preservation and regeneration of the ecosystem and its water resources.

Despite its focus on ecosystem protection, joining the Tanzania Investment Centre (TIC) will avail investment facilitation, incentives, market access, government relations, and brand credibility. As a member of TIC, the company will benefit from guidance on regulatory requirements and obtain tax exemptions and other investment promotion benefits. Additionally, TIC will facilitate networking opportunities within Tanzania's business community while establishing direct communication lines with relevant government authorities. Joining TIC will not only enhance our credibility in the country but also contribute to sustainable economic development in Tanzania through our integrated farming and environmental conservation activities.

PLANNED ACTIVITIES OF THE FARM

The selected activities are designed to advance the integrated regenerative vision, fostering a sustainable environment where both ecosystems and humanity can flourish for generations to come.

Water Harvesting

Creation of keyline water-retaining wells, trenches, and ponds

With an estimated 10 kilometers of water training trenches, swales, and ponds, our objective is to facilitate the

effective infiltration of water into the soil, thereby replenishing the local water table. We aim to ensure a consistent water supply that supports various vital aspects of our ecosystem, including plant life, crops, livestock, bees, and other indigenous species.

This initiative, in addition to the immediate benefits of water provision, also serves to foster ecological balance by promoting sustainable water management practices. Through careful planning and implementation, we anticipate significant positive impacts on both environmental sustainability and community well-being.

To maximize employment opportunities, this landscaping project will prioritize the most labor-intensive methods. Our vision is to stimulate economic activity within the surrounding communities by generating a flow of money rather than expending funds on imports like fuel.

Livestock breeding and Rearing

The comprehensive livestock plan encompasses the breeding and raising of various animals, including cattle, goats, pigs, and poultry. This initiative promises significant contributions to soil restoration, organic matter regeneration, and the enhancement of local hydrology.

The resulting product will address the pressing need for protein in the nearby Mafinga population and neighboring cities. Furthermore, it presents an opportunity to establish a thriving meat and dairy processing industry in the region.

The goal is to raise between 300 and 500 heads of diverse livestock to fulfill both the ecological regeneration objectives and the demands of the protein market.

Additionally, the community will benefit from having access to healthy, chemical-free food options by using the composted manure that these animals produce to grow organic vegetables and fruits.



Horticulture: 100% Organic products (chemical-free vegetables)

Horticulture is dedicated to providing 100% organic products, ensuring chemical-free vegetables. Our approach encompasses organic, chemical-free cultivation of vegetables, fruits, and flowers, utilizing greenhouses and drip irrigation techniques. By optimizing hydrology and utilizing onsite organic fertilizers sourced from livestock, composted manure, and organic produce, we establish fields where freshness thrives.

Water from boreholes or rainwater catchment ponds will nourish these fields and gardens. This ensures a consistent supply of fresh, organic, and health-enhancing vegetables and fruits throughout the year, addressing the scarcity of such produce in the market, particularly in urban areas where demand is high. Our farm, situated near Mafinga town, is well-positioned to satisfy the community's need for the freshest and healthiest farm produce.



Harvesting and Processing of UAPAKA Kirkiana (Mikusu)

Over the years, the indigenous people of the southern highlands have traditionally consumed Mikusu fruits. The farm's soil naturally supports the growth of Mikusu trees in large numbers, leading to abundant fruit production. However, due to the seasonality and high perishability of these fruits, we have initiated pilot processing over the past two years. We produce syrup and vinegar without any additives. This has successfully added value to the fruits. Additionally, during and off fruit season, we have established a few bee hives, which have also been successful in producing high-quality honey.

Given the seasonal and perishable nature of the fruits, the farm requires numerous harvesters to accelerate the process. We employ over 60 women and youth from Kikombo and Kinyambo villages to handpick and select the fruit for processing. We believe this initiative has significantly boosted the economies and livelihoods of these communities.



Integrated Forestry

Our farm is committed to supporting a diverse range of forest products and byproducts to meet the needs of Mafinga's timber and pole industries, thereby generating significant direct and indirect employment opportunities and tax revenue.

Our farm is strategically located near Mafinga's wood industries, which ensures easier access to employment for the local population, enhancing the profitability of these industries and consequently increasing government tax revenue. Serving as a primary source of raw materials, particularly for the highland holding pole industries in Mafinga, our farm plays a pivotal role in sustaining and bolstering these sectors.

In addition to supporting the timber industry, forestry activities are an essential component of our integrated livestock grazing management plan. By combining forestry practices with managed livestock grazing, we aim to enhance organic matter production, improve soil permeability, and increase surface water penetration. This approach not only boosts forestry productivity but also contributes to raising groundwater levels and replenishing springs.

Furthermore, we prioritise labor-intensive protocols to maximise employment opportunities for the Mafinga population and neighbouring communities.

Environmental Conservation



A significant portion of the farm comprises steep, sloped hills and gullies. It is imperative to regenerate organic matter and enhance the permeability of these slopes to prevent further erosion and improve water infiltration into the soil, thereby replenishing the water springs.

However, the absence of a Certificate of Occupation has presented a formidable challenge, making it nearly impossible to safeguard the area. Improper and uncontrolled practices such as indiscriminate rock collection, charcoal burning, rubbish dumping, and bushfires have exacerbated the situation. This has severely degraded the area, home to water springs, putting it at risk of collapse. Extensive water runoff has led to dangerously high levels of erosion, significantly impacting the water springs.

The next steps in addressing this issue hinge on obtaining title certification to initiate degradation reversal and restore the flow of fresh groundwater to the springs. To address this issue, we are waiting for title certification to initiate corrective measures and rejuvenate the water springs with fresh groundwater, restoring their flow. Proposed actions include regenerating indigenous plants, shrubs, and trees, along with implementing proper hydrology practices and well-managed regenerative grazing of livestock.

Agro/Eco Tourism

Hydrology generation and environmental improvement will open up opportunities for agro-tourism in the surrounding communities.

Illustration

USEFUL INFORMATION ABOUT THE LAND

- ◆ **Acquisition Background**

The land earmarked for the proposed farm was obtained from 2005 to 2007, when it was categorised as village land, predating the establishment of the Mafinga township and the expansion of its municipal boundaries. This acquisition involved a variety of transactions, including purchases and exchanges with both individuals and village communities.

We acquired this land with a clear intention and purpose: to develop farming, livestock rearing, forestry, and associated activities, with a primary emphasis on environmental regeneration and conservation.

- **Location**

The farm sites span across Kikombo village and extend into certain areas of Kinyanambo village. The farm sites are located approximately 5km from the center of Kikombo village and 15km from Mafinga township. A rough road that runs for about 10 kilometers makes it easier to access the farm.

- **Topography**

The farmland features hilly terrain with varying degrees of slope, ranging from moderate to steep gradients. Rocky hills, slopes, and deep gullies characterize the landscape, giving rise to numerous water springs along the farm's periphery. However, soil erosion can also degrade the topography, having an adverse effect on organic matter, grasses, shrubs, and trees.

Past instances of improper and uncontrolled farming, grazing, firewood collection, charcoal production, bushfires, and rock mining activities have aggravated erosion conditions, jeopardizing the existence of water springs and leading to the overall desertification of the land.

The water springs play a vital role in supporting the livelihoods of the nearby Kikombo villagers, as they are the exclusive source of water for the nearby stream.

The granting of titles as an urban farm allows for the implementation of protective and restorative measures to mitigate further erosion resulting from these practices. These measures aim to replenish the water springs, restore soil health, and rebuild organic matter, ensuring sustainability for the future.

- **Hydrology**

The area's hydrology requires careful planning and management due to its topography, altitude, and limited rainfall. We can reverse this downward spiral of soil and organic matter degradation by taking protective and regenerative measures with a proper certificate and title as an urban farm.

Proper planning and management of hydrology, farming, forestry, and grazing can minimize if not completely stop, the runoff of rainwater. This creates an upward spiral of increasing organic surface matter and raises the groundwater table.

The Current Project Status:

The current status of the project is as follows:

- 350,000 trees have been planted for commercial use.
- A borehole, reaching a depth of 110 meters, is operational, producing 10,000 liters of water per hour. An electric generator is installed.
- Two acres of organic, irrigated vegetable gardens are actively producing crops. The farm maintains a herd of 50 cattle.
- Composting facilities for manure and organic matter are in operation.
- Construction of one large and one medium-sized water-retaining pond has been completed. Two kilometers of rainwater-retaining trenches have been excavated.
- A residence with an outdoor kitchen is established.
- Staff quarters to accommodate 16 employees have been constructed. Poultry and pig rearing operations.

Given the project's long-term commitment and future expansion plans, obtaining a certificate of occupancy with a 99-year title as a farm is urgently needed to ensure security and continued investment.

PROJECT LAND USE ALLOCATION PLAN

In 2005, approximately 1250 acres of land were acquired for the project. The allocation of land use is designed to accommodate various activities, some of which may overlap, while others will facilitate combined operations. The following allocations are indicative estimates and may evolve over time based on project requirements:

- Pastures for livestock: 400 acres
- Forestry combined with planned and managed regenerative grazing: 400 acres Organic
- vegetable and fruit farming: 100 acres
- Conservation and environmental regeneration, some combined with planned and managed regenerative grazing: 600 acres
- Livestock overnight paddocks, housing, and ranges: 20 acres
- Residential areas, staff quarters, and visitor accommodations: 20 acres
- Produce processing and packing facilities: 10 acres
- Animal feed processing and storage: 10 acres
- Water source protection: 30 acres
- Ponds and water catchment trenches: 30 acres

These allocations aim to optimize the utilization of the land while ensuring sustainability and synergy among different project activities.

PROJECT INFRASTRUCTURE

- Roadways
- Entrance gate
- Fencing Ponds
- Water catchment and retention trenches Livestock
- housing
- Storage facilities
- Produce processing and packaging sheds
- Workshop
- Staff housing
- Residential housing
- Visitor accommodation campsites
- Learning and Training Center
- Miscellaneous amenities

FINANCE AND FUNDING SOURCE

Highland Holding TZ Ltd. has full ownership of the farm, and it will be in charge of financing and managing all project activities.

CONCLUSION

As a registered local company, we seek support from government institutions and adhere to legal guidelines established by the government as stakeholders in implementing the project.

