The Kenya Land Conservation Trust Formed

In April 2005, the government of Kenya granted the incorporation of the Kenya Land Conservation Trust (KLCT), a landmark national institution that will help acquire critical pieces of land for conservation efforts that extend beyond protected areas. This huge milestone in Kenyan conservation comes after nearly four years of working with government departments and key stakeholders.

The Founding Board of Trustees of the KLCT includes the African Wildlife Foundation, the Kenya Wildlife Service, and the Ministry of Lands and Housing. The KLCT will be managed through a Secretariat based in Nairobi. Other leaders from the private sector and civil society and landowners are expected to be recruited to the Board. Key next steps include recruiting a complete Board, including national and local representatives and establishing local community steering committees as a venue for active participation among the communities where the KLCT will be working.

The KLCT will enter into various types of agreements with landowners to ensure the conservation of wildlife and wild lands. These agreements will likely include direct land purchase, easements, leases, and management agreements. Each acquisition, regardless of its nature, will take into consideration the social and economic interests of communities and landowners.

AWF has worked hard to help establish the KLCT as part of its Kenyan conservation efforts which seek to protect lands and wildlife outside protected areas (approximately 8% of Kenya’s land). The protected areas are not sufficient to meet the needs of wildlife. Outside the protected areas are vast lands that are owned and used by communities as well as individual landowners. These lands contain important wildlife habitat and resources. They support the viability of protected areas by providing linkages that enable seasonal migration of wildlife between protected areas. While land outside protected areas serves important ecological functions it does not enjoy the same level of protection as protected areas do. This means that most of Kenya’s wildlife and their habitat have not been afforded proper protection against incompatible land use practices. Land use changes emanating from population increases and the consequent conversion of land for agriculture, subdivision, settlements, and livestock production are the major causes of biodiversity loss in Kenya.

The newly-formed KLCT will provide an appropriate — and critical — institutional mechanism for conservation efforts outside protected areas. KLCT will also support the formulation and implementation of policies and legislation that support biodiversity conservation and encourage wildlife conservation as a viable economic land use. Lastly, the KLCT will establish and ensure proper management of a trust fund to facilitate land acquisitions and management.

The KLCT will work to conserve critical areas such as wildlife migratory routes and dispersal areas, important forests, wetlands and fragile marine systems. In working towards its goals, the KLCT will complement already existing institutional arrangements for biodiversity conservation including government ministries, the Kenya Wildlife Service, the Forest Department, and landowners associations.
From the Desk of the Vice President for Programme: No Wildlife Conservation Without Land Conservation

Space is in demand the world over; for settlement, agriculture, livestock grazing and many other economic activities. With increasing human population the pressure continues to mount. The same land is needed by wildlife to provide shelter and food. Because of the huge dependence of rural communities on it for subsistence, access to a n d ownership of land has assumed a b u r n i n g prominence in both eastern and southern Africa and become a huge source of conflict and contention. How do we, in the face of such challenge, ensure that those lands that have been home to Africa’s wildlife for centuries now, continue to provide sustenance to their human inhabitants yet remain accessible to wildlife for dispersal, movement, feeding and other ecological needs and services?

I am pleased to present to you the second edition of the African Heartland News. This follows the first edition which introduced our partners to AWF’s approach to conservation – the African Heartlands. AWF believes that Africa’s wildlife will only be conserved in large, cohesive conservation landscapes. Yet the majority of these landscapes are owned by individuals, local communities or various state agents, with insufficient areas under protection. This makes them susceptible to habitat conversion, loss and fragmentation and thus major threats to ecological viability.

In order to achieve conservation in Heartlands, AWF therefore works closely with a wide range of partners including national and local governments, communities, individual landowners, research organizations, other non governmental organizations and the private sector to implement priority interventions - one of which is land and habitat conservation. This edition is dedicated to informing of our work in this area which we consider to be of strategic importance. AWF has prioritized various mechanisms and tools – legal, institutional and economic – that we are using with partners to secure communal and private lands for conservation. These range from direct purchase, to securing land rights for local communities, to partnering with private sector partners to develop wildlife based enterprises development.

In this newsletter, we share with you some of these mechanisms and the contexts in which AWF has applied them. For example AWF has facilitated the formation of national land trusts in Kenya and Tanzania to bring private lands under conservation. Lands secured by these trusts will integrate conservation and human use. We also share our work with land trusts at the community level in Zambia. We show how this mechanism is being used to safeguard land held under customary tenure and to develop incentives for conservation and economic activities. In many countries in Africa, land is often held by the state and though communities have access to it, their rights may not be guaranteed under law. Using newly developed land laws in Mozambique, AWF has worked with several communities to help them acquire land rights from the state and establish a community reserve for conservation and livelihood improvement. Lastly, we share with you how we have used conservation enterprise in Kenya as a tool for generating incentives for local communities and leveraging land for conservation.

There is much more that we can share with you than this edition allows. However, the issue gives you a flavor of some of the tools that we have used in the last few years in our efforts to increase land dedicated to conservation throughout Africa and move a step forward in ensuring the long term survival of Africa’s wildlife. We also hope that this edition will generate discussion on how well these tools are working and how we can, where possible, apply them more broadly in other conservation areas in Africa.

“How do we ensure that the lands that have been home to Africa’s wildlife continue to provide sustenance to their human inhabitants yet remain accessible to wildlife?”

Helen Gichohi, Ph.D.
AWF Helps Cubo Community to Acquire Land Rights and Develop Community Reserve

In the Limpopo Heartland, AWF has assisted the Cubo community to acquire land rights for a 12,000-hectare area for biodiversity conservation and enterprise development. Cubo is located in Mozambique on the eastern border of the Greater Limpopo Transfrontier Park (GLTP). The GLTP seeks to bring under conservation transboundary ecologically connected areas in Mozambique, South Africa and Zimbabwe, and is among the first transfrontier parks to be established in southern Africa.

Years of conflict in Mozambique led to the breakdown of all protected area systems and the tourism industry. In addition, many communities were displaced and impoverished. Wildlife populations were poached to near extinction. With the return to peace, Mozambique is now reconstructing its community and protected area systems. Therefore the establishment of GLTP has created opportunities for Mozambique to take advantage of booming tourism markets in South Africa, provide dispersal for wildlife from overpopulated Kruger National Park and stimulate socio-economic development within the Cubo community.

Already the anticipated benefits from tourism development due to improved wildlife populations in the GLTP have created major challenges. Various unscrupulous foreign investors have moved into the area and taken advantage of community ignorance and poverty to acquire large tracts land. Some communities have lost land while many more stand to suffer the same fate. The Cubo Community was one of the most threatened because of its proximity to the GLTP. In order to safeguard community land and prepare the community to benefit from conservation and tourism development, AWF assisted the Cubo community to acquire land rights for their area. A title for the 12,000-hectare area was issued by the government to the community, who in turn decided to create a community reserve. AWF is now providing more support to the community to develop the reserve into a viable concern for long term conservation and enterprise management. An application has been submitted to the government for the allocation of an additional 41,000 hectare to expand the area of the reserve and make it more ecologically viable as a community protected area. Socioeconomic and feasibility studies for enterprise development have been completed and a set of potential conservation enterprises identified. Using this list of enterprises, AWF in consort with the community leaders is currently discussing potential partnerships with private sector partners for investment on behalf of the community. In anticipation of the increased wildlife population, there are also plans to fence the reserve area to improve security and minimize human wildlife conflicts. AWF is also negotiating with Kruger National Park so that the reserve is restocked with high value species of wildlife that are essential for conservation and tourism development.

Since communities started protecting the area, wildlife populations have increased and elephants, ostrich, dunkers and other gazelles have been sighted in the community reserve. Despite the reserve being an example in the area, there is still much work to be done before the reserve begins to generate anticipated benefits.

AWF assisted the Cubo Community to acquire land rights. A title for the 12,000-hectare area was issued to the community, who in turn decided to create a community reserve.
**Koija StarBeds® Lodge: A Success Story of Using Enterprise for Land Conservation**

Communities in Africa will not set aside significant tracts of land critical for conservation unless they receive tangible benefits to compensate them for related livelihoods they will most likely lose. That is why AWF uses the enterprise strategy to provide economic incentives to motivate communities to set aside land for conservation. In Kenya's Samburu Heartland, AWF has assisted the Koija Group Ranch community to develop an enterprise - The StarBeds® ecolodge – that has provided livelihood benefits and enabled the community to protect 5,000 acres of critical wildlife land for conservation.

The Koija Group Ranch is located in the Laikipia District of Kenya. It covers 16,000 hectares and has an estimated population of 1,056. The ranch borders Loisaba Ranch, a private wildlife and livestock ranch. The Ewaso Nyiro River is the main drainage system for this fragile and semi-arid landscape. Koija is home to important wildlife species such as Grevy's zebra, elephants, and reticulated giraffe which move between the private reserve and the community areas. Various threats face this critical wildlife area. These include competition for water between wildlife, people and livestock; water abstraction that threatens the Ewaso Nyiro River system; habitat fragmentation and destruction that has reduced land available for wildlife, especially endangered species like Grevy's zebra. Other threats include poaching, human wildlife conflicts and persistent droughts which have in the past destroyed community livelihoods. For example, in 2000 the community lost 70% of their livestock.

AWF started working with the Koija community in 1999 to mitigate these threats and secure the area for wildlife conservation. AWF helped the community to develop a natural resource management plan where land was zoned into areas for conservation, livestock grazing and settlement to harmonize land uses and reduce conflicts. A 5,000-acre conservation area was set aside exclusively for wildlife conservation. Game scouts were hired and trained to help manage the zones. AWF then helped develop the Starbeds® ecolodge in the conservation area to provide community benefits and compensate the community for converting their land use from livestock production to conservation. The conservation area supports wildlife viewing for the lodge and therefore is managed through conservation fees charged to visitors.

The Starbeds® ecolodge, opened in 2001, is a partnership between Koija Group Ranch and Loisaba Ranch (Oryx Limited). The eight-bed ecolodge facility was developed with US$48,000 provided by AWF through the USAID funded Conservation of Resources through Enterprise (CORE) project. The lodge is managed by Oryx Limited in partnership with the Koija Conservation Trust, a community body. Since its opening, cash dividends paid to the community from operating profits have grown from US$3,000 a year to approximately US$12,000 a year (in 2004). Most of the revenue is invested in welfare projects for the community such as education, health, water and security. So far, education bursaries have been provided to 15 primary school students, 23 secondary school students and one female university student. A health clinic and a water pipeline have been set up to provide services to the community. Improvements in security have reduced poaching, banditry and cattle rustling. Besides the welfare benefits, the ecolodge has created ten permanent jobs for community members and another 75 part-time jobs for youths and women in the Koija Cultural Manyatta, a spin-off enterprise of the ecolodge. The lodge has therefore helped diversify livelihoods.

In three years, Koija Starbeds® has demonstrated positive conservation impacts: 5000-acre conservation area has been protected to support both wildlife and the lodge through tourism; income from the conservation fee has helped the community to invest in the maintenance of this area; and there is now a marked improvement in condition of the area which was formerly severely degraded. The game scout security system has helped improve security in the area and as a result, incidences of poaching and human wildlife conflict have reduced and wildlife populations increased. Various species are now resident in the conservation area with many more being sighted during the wet season as they move to and from the neighboring Loisaba Ranch.

Koija Starbeds® has helped demonstrate that the enterprise strategy, by providing tangible benefits to support community livelihoods, can be successfully used to secure critical wildlife lands for conservation.
Land Conservation in the Chiefdoms of Zambia

The Zambian side of AWF’s Kazungula Heartland is made up of chiefdoms where land is held under customary tenure with the chief as the land authority. This area has rich wildlife habitat and offers potential transboundary dispersal and movement areas for wildlife from the protected areas in Zimbabwe and Botswana where overpopulation of species, especially elephants, is negatively impacting conservation. However there were no community based natural resource management systems in the area to protect land, the wildlife and generate benefits for the community. This is attributed to the legal and policy disincentives in customary land tenure that have discouraged communities from putting aside land for conservation and enterprise development, especially in partnership with the private sector.

To illustrate this problem, when land held under customary tenure is leased with consent from a Chief, for private sector investment in tourism, conservation or agriculture to occur, a lease must be provided to the lessee by the Commissioner of Lands and no relation or obligation is created with the community. During the time the lessee occupies the land, the lessee has no obligation to manage it in ways consistent with community aspirations. When the lease expires, the land does not revert to the community but becomes state land. Consequently, communities who chose such arrangement in pursuit of conservation or development goals, especially with the private sector, end up losing land to the state. This is how communities have lost prime land for tourism development on the Zambezi River. This situation has led to loss of not only livelihoods, but it has created disincentives for partnerships with the private sector which are crucial for generating benefits that foster sustainable natural resource management.

When AWF started working with the communities in Zambia, this was the prevailing situation. As a result, it was difficult to develop conservation interventions based on land conservation and enterprise development strategies because of the fear of losing land. In order to address this constraint, AWF proposed the community land trust to five chiefdoms in southern Zambia (Mukuni, Sekute, Musokotwane, Inyambo and Simwatachela) as a solution to this legal disincentive.

The community land trust system is based on chiefdom land areas and authority and is responsible for designating land either for development in partnership with the private sector or for conservation. Under this model, the head lease for the communal land is transferred from the chief to the trust and the trust then allocates land in a participatory manner to private sector partners for development under sub-leases. Should the sub-lease expire, the land will revert to the trust and hence the community will not lose land which is crucial to their livelihoods. The chief acts as patron to the trust and oversees its activities but is not involved in the day-to-day management of its activities. Based on this model, each of the five chiefdoms in southern Zambia has developed community land trusts. It is important to note that these trusts are local community structures, unlike the KLCT (see page 1) which is a national structure.

AWF is currently working with the trusts to bring close to 1 million hectares of land under conservation; to conserve crucial migratory corridors and dispersal areas that were used in the past by elephants moving between southern Zambia, Zimbabwe, Botswana and Kafue National Park; and to conserve important areas of the Zambezi River frontage. When protected, these areas should be able to provide for wildlife dispersal and movement from the overpopulated protected areas in Botswana and Zimbabwe and improve overall landscape conservation. AWF is also supporting the trusts to forge partnerships with the private sector for tourism development that should benefit the communities. Various meetings have already been held with interested private sector partners. AWF has also helped one of the trusts to repossess and designate for conservation prime wetlands that had been fraudulently allocated to the private sector for development of a fishing camp.

The community land trust model has not only addressed legal constraints in land administration and safeguarded communal land rights and related livelihoods. It has also democratized land management in the chiefdoms of southern Zambia. The work with trusts has also contributed to the ongoing discourse on land reform in Zambia and further provides opportunity for wide replication of this program in Zambia where it is officially stated that 94% of the land is held under customary or traditional tenure.
**Land Purchase in Virunga to Support Mountain Gorilla Conservation**

In AWF’s Virunga Heartland, which covers the Democratic Republic of Congo, Rwanda and Uganda, AWF has been working for many years through the International Gorilla Conservation Program (IGCP), to conserve the highly endangered mountain gorillas and their habitat.

This area has high population densities, with farming as the main activity. Conflict between mountain gorillas and humans was rising due to crop raiding by gorillas that were spending about 55% of the time outside the protected areas. The problem was most severe in the southern corner of the Bwindi Impenetrable National Park (BINP) in Uganda. Therefore, a buffer zone was required to reduce crop raiding by gorillas and protect farmers’ land.

IGCP purchased and added to BINP a strip of land (350m wide by 12 km long) to act as a buffer zone. The land was bought from 239 farmers and is owned and managed by the Uganda Wildlife Authority (UWA). In return for their land, UWA allocated six (6) exclusive gorilla permits to the Nkuringo community. Each permit is valued at US$375. Because these permits guarantee that tourists that visit the area will view gorillas, IGCP is working with the private sector to establish a high-end community ecododge to provide economic benefits to the community. Today, the buffer zone has helped to reduce conflict between wildlife and the people and has safeguarded farmers land and their livelihoods.

**Tanzanian Military Signs Land Agreement with AWF**

In early 2005, in the heart of the Maasai Steppe Heartland, AWF signed a Memorandum of Understanding (MoU) partnering AWF and the Tanzanian government in joint conservation of a land unit that is key to the overall conservation of the Kwakuchinja Corridor.

Known as Makuyuni JKT (Jeshi ya Kujenga Taifa or National Youth Service), this 9,000 acre property is directly adjacent to Manyara Ranch and linking up to the Essimangor Forest Reserve. The area’s has diverse migratory species moving through and an intact population of African ebony trees (*Dalbergia melanoxylon*). Makuyuni JKT’s natural resource values provides significant conservation, livelihood improvement and tourism potential.

Historically used as a training ground, Makuyuni JKT has remained nearly vacant since the 90s with a small cadre of soldiers to guard the property against resource exploitation. In the past decade, the land unit has been degraded through limited deforestation, large scale agriculture, soil erosion, a depletion of wildlife due to frequent poaching and/or hunting and the effects of unmanaged livestock grazing.

According to the agreement, the government must sublease the entirety of Makuyuni JKT to conservation-based enterprises secured by AWF in exchange for a percentage of tourist revenue. Furthermore, the government has agreed to assist in controlling, stopping or prohibiting intrusive activities (tree felling and forest product extraction, charcoal burning and farming).

In exchange, AWF has committed to brokering a robust partnership between Makuyuni JKT and private sector operators willing to factor conservation goals into their management plans. In anticipation of attracting sustainable conservation-based enterprises, AWF will support the following infrastructure improvements of the Makuyuni JKT grounds over the next three years: assisting in reconstruction of water supply sources; preparing conservation management plans; developing interpretation materials; and providing conservation-based training to bio enterprise guides.

Currently, AWF is soliciting interest from luxury, adventure safaris including photographic, hot air balloon and walking safaris. Prospective partners will be required to offer affordable lodging options in order to attract Tanzanian residents eager to explore their backyards. This will help to ensure the environmental appreciation by local community members and the long-term success of the Makuyuni JKT MoU.

Once an investor has been secured, AWF will also oversee the implementation of conservation activities including anti-poaching, forest regeneration efforts and erosion control in cooperation with the Tanzanian government. In addition, AWF has agreed to help guide policy on conservation, development, management, and sustainable utilization of natural resources for the next 15 years.

Although significant obstacles remain (scattered settlements, agricultural plots and skittish wildlife), the strategic location close to the parks, natural resource values, and addition of 9,000 acre to Manyara Ranch’s core area make JKT an important land asset for AWF.
The African Wildlife Foundation's African Heartland Program

Our approach to achieving conservation impact in Africa is to encourage our partners to join us in focusing on a limited number of high-priority, large conservation landscapes that have the potential to conserve viable populations of African wildlife as well as key habitats and ecological systems well into the future. We use an applied science-based planning process to determine conservation objectives and to make these areas both ecologically and economically successful. Recognizing Africa's wildlife cannot be conserved everywhere, the great majority of AWF's resources and efforts are invested in these Heartlands.

What is a Heartland?

Heartlands are comprised of land units under different management and ownership regimes—national parks, private land and community land—in a single ecosystem ranging in size from 7,000 km² to 95,000 km². Some Heartlands fall within a single country; many extend across international borders of two or more countries. AWF's initial planning horizon and commitment for work in a Heartland is fifteen years. Heartland program interventions include support for improved protected area management, resource monitoring, participatory land use planning, wildlife-based tourism enterprise development, securing local livelihoods & community-owned businesses, capacity building with local institutions and enabling local leadership of wildlife and natural resource management.

Selecting and Establishing Heartlands

When selecting Heartlands, AWF works carefully to identify landscapes which have the most potential for effective and sustainable long-term conservation. Initially, AWF considers both regional and global biodiversity conservation priorities. Then, once a potential landscape is identified, AWF conducts a detailed analysis that looks at the biological, ecological, social and economic opportunities within the region. Once an area has been identified as a Heartland, we develop a detailed profile that includes the biological, socio-economic, and institutional attributes of the area, as well as identify key threats to conservation targets and potential conservation strategies that could be implemented. An area is officially declared a Heartland when the resources needed to implement an effective program are secured.

Working in AWF's Heartlands

In each Heartland, AWF works closely with a wide range of partners and stakeholders (including national and local governments, communities, research organizations, other non-governmental organizations and the private sector) to develop priority interventions specific to the area. While each Heartland’s strategy is unique, each Heartland focuses its work in the following strategic areas:

<table>
<thead>
<tr>
<th>AFRICAN HEARTLAND</th>
<th>COUNTRIES</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kazungula</td>
<td>Botswana, Namibia, Zambia and Zimbabwe</td>
<td>90,905 km²</td>
</tr>
<tr>
<td>Kilimanjaro</td>
<td>Kenya and Tanzania</td>
<td>24,663 km²</td>
</tr>
<tr>
<td>Limpopo</td>
<td>Mozambique, South Africa and Zimbabwe</td>
<td>95,624 km²</td>
</tr>
<tr>
<td>Maasai Steppe</td>
<td>Tanzania</td>
<td>22,233 km²</td>
</tr>
<tr>
<td>Maringa Lopori-Wamba Landscape</td>
<td>Democratic Republic of Congo</td>
<td>81,748 km²</td>
</tr>
<tr>
<td>Samburu</td>
<td>Kenya</td>
<td>26,134 km²</td>
</tr>
<tr>
<td>Virunga</td>
<td>Democratic Republic of Congo, Rwanda and Uganda</td>
<td>7,655 km²</td>
</tr>
<tr>
<td>Zambezi</td>
<td>Mozambique, Zambia and Zimbabwe</td>
<td>47,721 km²</td>
</tr>
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continued on page 8
The African Wildlife Foundation's African Heartland Program

1) Land and Habitat Conservation. Because of the importance of land and its conservation in African Heartlands, AWF has directly, or in partnership with other agencies, been applying various tools to bring land under conservation ownership, management and/or use. The tools we are using include specific mechanisms to directly secure a change of land ownership, management or use: private lands conservation mechanisms, i.e. land trusts; support to protected areas; land-use planning with local communities; and securing wildlife corridors.

2) Species Conservation & Applied Research. AWF has established applied research programs for individual species that have been prioritized within the context of Heartland Conservation Process (HCP) planning. These highly threatened species, which AWF is contributing significant resources towards, represent critical elements of biodiversity within Heartlands. These applied research programs are fully integrated with other components of the Heartland programs, which include ranger-based monitoring, protected area management, and supporting conservation efforts on community and private lands in the Heartland.

3) Conservation Enterprise. Conservation-based enterprises are designed to facilitate opening up more land for conservation while enhancing livelihoods of communities living in critical wildlife habitats within Heartlands. For nearly two decades, AWF has been a leader among community-based conservation initiatives in eastern, and, more recently, southern Africa. For the past five years AWF has taken this agenda forward with a strong enterprise development focus through its work on conservation enterprises, often structured as joint ventures between local communities and the private sector.

4) Capacity Building and Leadership Development. Since its founding in 1961, AWF has contributed to the development of African leadership in conservation as well as building capacity for conservation management at field level. AWF works with community leaders to improve the skills needed to manage land and promote conservation enterprise. Community skills are improved mostly through workshops, exchange visits and study tours. AWF also works with staff from protected areas to improve their management skills. Another emphasis of this strategic area has focused on developing a scholarship program for graduate and post graduate training which began in the 1960's and later evolved into AWF’s Charlotte Conservation Fellowship Program which was established in 1996. Through this scholarship program, we have trained eminent professionals from over 15 African countries and continue to do so.

5) Policy. Sustainable conservation within the African Heartlands largely depends on the existence of a compatible policy and legal environment. In most Heartlands, especially those of a transboundary nature, policy and legislation has been weak, lacking, or outdated in relation to the current challenges of conservation. Therefore, AWF is working with government partners to develop and amend policies that provide a conducive environment for sustainable conservation.

Heartland Conservation Process

AWF’s Heartland Conservation Process (HCP) is the framework used to plan, implement, and measure the conservation impact of AWF’s programs in Africa. As part of the HCP, AWF uses a landscape-level planning process which was developed with help from The Nature Conservancy¹ to establish conservation goals for each Heartland, identify threats to conservation targets, and to design threat reduction activities, while taking full advantage of opportunities available. AWF then takes the findings from this planning process to develop strategies for each Heartland which leads to the implementation of priority interventions. The impacts of these interventions on the status of conservation targets and human livelihoods are then monitored and measured which feeds back into further planning and refinements of Heartland strategies.

¹ In the early stages of developing the HCP, AWF borrowed heavily from The Nature Conservancy’s SCP process as described in, “Site Conservation Planning: A Framework for Developing and Measuring the Impact of Effective Biodiversity Conservation Strategies, April 2000”.

Victoria Falls is one of Africa’s greatest landmark and home to AWF’s Kazungula Heartland.