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Socio-Economic and Psychological Consequences of Incomplete Compulsory Land Acquisition: Evidence from Kayanga Town, Karagwe District, Tanzania.

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Abstract

Compulsory Land Acquisition (CLA) projects in Tanzania are often left incomplete, resulting in disruptions to social networks and substantial psychological distress, including uncertainty and displacement. These challenges contribute to increased legal disputes, weaken trust in governmental institutions, and provoke conflicts over land use. This study employed a quantitative approach, using structured questionnaires administered to Project Affected Persons (PAPs) to assess the socio-economic and psychological consequences of stalled CLA projects. Statistical analyses, including Chi-square tests, revealed significant associations between incomplete CLA projects and psychological distress and litigation patterns. Quantitative results indicate that over 60% of respondents experienced delayed or incomplete compensation, which adversely affected household economic stability. Community involvement varied significantly by gender, employment status, and education level, with male respondents accounting for between 58.8% and 71.1% of high participation categories compared to females (28.9% – 41.2%). Education also showed a strong gradient effect, with respondents holding secondary education or higher contributing up to 64.7% – 68% of participation levels. The study underscores the need for policies and interventions that promote inclusive community participation, equitable access to information, robust legal compliance, and comprehensive support mechanisms. Enhancing transparency, stakeholder engagement, and effective monitoring is essential to mitigate the adverse impacts of incomplete CLA projects and to support sustainable development.

Keywords: Compulsory Land Acquisition, Project Abandonment, Psychological Impacts, Community Involvement, Land Market Dynamics, Tanzania.

1. Introduction

Compulsory Land Acquisition (CLA) projects in Tanzania, while a legal tool for public development, is often marked by project abandonment, leading to severe consequences for affected communities. The government's authority to acquire land for infrastructure is established in law, yet the frequent failure to complete these projects or provide adequate compensation creates protracted hardships for Project Affected Persons (PAPs). Historically, this practice has been associated with coercion and inequity, a challenge exacerbated by rapid

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urbanization across Africa, which has resulted in a legacy of abandoned projects and community grievances (Khan, 2013; Kombe, 2010).

The abandonment of CLA initiatives triggers a cascade of socio-economic and psychological damages. Beyond the immediate loss of land and livelihood, incomplete projects fracture social networks, induce significant stress and uncertainty, and spark legal conflicts that erode public trust in governing institutions (Makupa, Matotola, & Alananga, 2023). These outcomes highlight a critical gap between policy intent and implementation, undermining both community welfare and sustainable development goals.

Despite broad acknowledgment of these systemic challenges, there remains a notable scarcity of research that interrogates the lived experiences and adaptive strategies of communities situated within abandoned or incomplete CLA projects. Much of the existing scholarship concentrates on compensation, displacement, or procedural compliance in CLA processes more generally; far less is known about how affected populations negotiate the prolonged uncertainty that accompanies a project which has stalled indefinitely. Addressing this gap is crucial for understanding the delicate balance between public interest and private rights in land governance, as highlighted by Kweyamba (2015).

To address this gap, the present study investigates the multifaceted consequences of an incomplete CLA initiative in Kayanga town, Karagwe District. The primary objective is to analyse how project abandonment affects Project Affected Persons (PAPs) and shapes their subsequent responses. This overarching aim is pursued through three specific objectives: (1) to assess the extent and determinants of community involvement in the incomplete CLA process; (2) to evaluate the socio-economic and psychological impacts of the stalled project on PAPs; and (3) to examine how the unresolved status of the project influences PAPs' compliance with property development requirements and engagement in land-market activities.

By employing Kayanga town as a case study, the research provides grounded, context-specific evidence on the consequences of incomplete land acquisition. The findings are intended to support the development of more equitable and transparent policy frameworks, underscoring that sustainable urban development depends not only on sound project planning but also on accountable institutional mechanisms capable of addressing project failure and safeguarding affected communities.

2. Literature Review

CLA in Tanzania is a legally established tool for enabling public interest projects, yet its implementation is fraught with challenges that undermine its equity.

2.1 The Legal-Policy Framework and Implementation Gaps in Tanzanian CLA.

The Tanzanian legal framework establishes the foundation for CLA by underscoring the principles of lawful acquisition and fair compensation. The Constitution affirms that individuals may not be deprived of property without lawful authority and equitable compensation (URT, 1977). The National Land Policy stipulates that land rights may only be extinguished through due process and fair compensation (URT, 1995). The revised framework strengthens transparency, compensation fairness, and participatory governance in CLA processes, particularly in safeguarding Project Affected Persons (PAPs) (URT, 1995 RE 2023). Under this framework, CLA denotes the State's authority to acquire land for purposes deemed

to serve the public interest (URT, 1967). The legal framework includes the Land Act No. 4 of 1999, Village Land Act No. 5 of 1999, Land Acquisition Act of 1967, Urban Planning Act of 2007, and Valuation and Valuers Registration Act of 2016, collectively forming the statutory basis for compulsory land acquisition governance in Tanzania. These provisions outline the rights and obligations of Project Affected Persons (PAPs), including the limitations that apply should an acquisition process be deferred or left incomplete.

Despite this legal foundation, broad presidential powers to revoke land rights for public-purpose projects requiring that compensation reflect both land value and improvements (URT, 2016) are frequently undermined by persistent implementation shortcomings. Numerous scholars note that compensation is often inadequate, delayed, and insufficiently indexed to inflation (Makupa, Matotola, & Alananga, 2023; Ndjovu, 2016). More importantly, the legal framework contains no statutory obligation for the government to complete a CLA process once initiated. Existing legislation is silent on the question of how PAPs should be compensated for losses arising when projects are stalled, postponed indefinitely, or fully abandoned (URT, 1967; Samuel, 2020; FAO, 2009).

This regulatory vacuum leaves PAPs without a coherent mechanism for redress in situations where incomplete CLA processes impose economic, social, or psychological harm. It represents a significant governance gap one that this study seeks to examine by highlighting the implications of stalled public-interest land acquisitions for affected communities..

2.2 Documented Consequences of Incomplete CLA Projects

Incomplete CLA projects generate wide-ranging socio-economic, psychological, and legal consequences. Incomplete CLA projects generate wide-ranging socio-economic disruptions that undermine livelihoods, weaken community resilience, and erode confidence in state institutions (Ansah, Antiaye, & Kotey, 2021). A clear illustration is the 2015 Kurasini sewage treatment project, which affected 223 PAPs; many received only partial compensation or none at all, resulting in a marked decline in living standards (Makupa, Matotola, & Alananga, 2023). In several instances, households have been compelled to migrate in search of alternative livelihoods, contributing to demographic shifts and localized social tensions (Kironde, 2009; Makupa & Alananga, 2020). Such secondary displacement often generates further instability, as communities struggle to re-establish social and economic security in unfamiliar settings.

The psychological toll of abandoned CLA processes is equally significant. Prolonged uncertainty, coupled with the loss of ancestral or productive land, breeds sustained anxiety, distress, and a deep sense of grievance dimensions frequently overlooked in compensation-centered evaluations of CLA impacts (Ansah et al., 2021; Kombe, 2010). For many PAPs, the uncertainty surrounding compensation, resettlement, and the future of their land creates a persistent state of emotional strain that compounds material loss.

From a legal and institutional perspective, incomplete projects expose systemic weaknesses in land governance. Long-running disputes over ownership, compensation, and procedural fairness become common, underscoring the inadequacy of existing remedial frameworks (Josiah, 2016). These governance deficiencies are starkly illustrated by high-profile cases such as the controversies surrounding the North Mara Gold Mine, where land acquisition processes have been intertwined with allegations of human rights violations, inadequate compensation, and protracted litigation drawing both national and international scrutiny (RAID, 2022; Project, 2018).

Taken together, these socio-economic, psychological, and legal consequences fracture social networks, deepen poverty, and leave affected land underutilized, ultimately impeding local development and weakening the legitimacy of public land management systems (Njeri, 2022; Makupa et al., 2023).

2.3 Identified Gap in Knowledge and Rationale for the Study

Although the literature documents the broader shortcomings of compulsory land acquisition and their far-reaching consequences, an important analytical gap persists. Existing studies tend to emphasize policy-level deficiencies or the immediate effects of displacement, yet much less attention has been given to the period that follows when a project stalls, remains unresolved, or is effectively abandoned. Empirical evidence on how communities adapt to this prolonged uncertainty is limited. In particular, little is known about how community participation shifts over time, how PAPs' compliance with property development and land market regulations is shaped by the project's indeterminate status, or how psychological, legal, and social pressures interact and intensify in the context of abandonment.

This gap matters. Policies crafted for orderly acquisition or finalized resettlement offer few protections for communities living through an unfinished process. The conditions generated by project incompletion open-ended waiting, ambiguous rights, and inconsistent institutional communication create a distinct governance challenge that is not adequately addressed in current scholarship.

Against this background, the present study seeks to advance understanding by examining the multi-dimensional impacts and community responses arising specifically from an incomplete CLA project. Using Kayanga town as a detailed case study, the research provides grounded evidence that can inform more responsive, equitable, and context-sensitive policy interventions.

3. Research Methodology

This study adopted a quantitative research design grounded in a deductive logic of inquiry to examine the socio-economic consequences of an incomplete CLA project. The quantitative approach was chosen to generate systematic numerical evidence from a defined sample of PAPs, allowing for the rigorous testing of hypothesised relationships and patterns aligned with the study's objectives. This design enables the production of reliable and generalisable findings that can meaningfully inform policy and support evidence-based decision-making in land governance. The research utilized structured questionnaires to ensure consistency in data collection across 128 respondents, including PAPs, land officers, and valuers. These tools used a five-point Likert scale to collect data on respondents' opinions regarding land market and property development compliance, community involvement, and the social, legal, and psychological effects of incomplete projects as defined in Table 1.

The structured questionnaire was meticulously designed to collect data directly aligned with the study's specific objectives. To ensure analytical clarity and comprehensive coverage of all thematic areas, the instrument was organized into distinct sections. Demographic variables were incorporated to examine how socio-economic characteristics influence PAPs' experiences of an incomplete CLA process. Perceptions of socio-economic and psychological impacts were captured to address the study's central aim of assessing the consequences of project abandonment. Items pertaining to community involvement were included to evaluate

both the extent and determinants of participation in the acquisition process. Additional sections explored compliance with property development requirements, land-market regulations, and environmental standards, thereby assessing the adaptive strategies adopted by PAPs in response to the project's indefinite suspension.

Figure 1 provides essential spatial context for the study area. The map locates Kayanga town within Karagwe District and illustrates key geographical features, major infrastructure such as the T18 road and rivers and administrative boundaries. Importantly, it delineates the project zone and indicates the distribution of property types and public facilities, including TANESCO offices, banking institutions, and religious sites. This spatial depiction is critical for understanding the intended project footprint, the spatial distribution of Project Affected Persons (PAPs), and the community's existing service infrastructure. It thereby anchors the quantitative analysis within the physical and social landscape in which the incomplete CLA process unfolded..

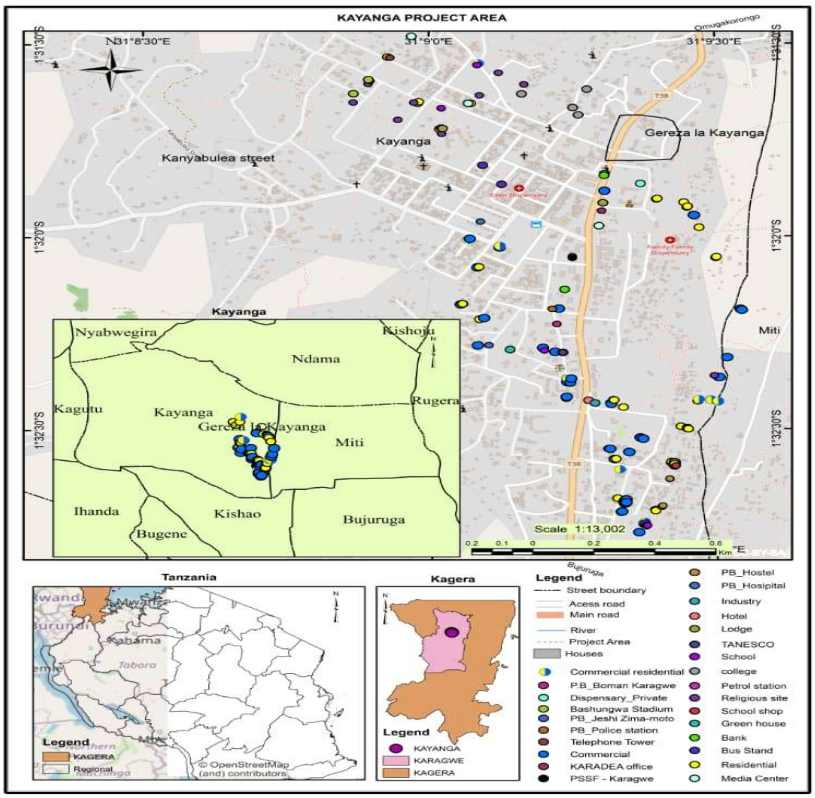

Figure .1: PAPs´ Location in incomplete CLA project area
Source: Author´s Construction, 2024

To ensure the reliability and internal consistency of the multi-item scales used in the questionnaire, Cronbach's alpha coefficient was calculated. The results, presented in Table 2, indicate acceptable to good reliability for the constructed indices, with most values exceeding the conventional threshold of 0.7, confirming that the items consistently measured their intended constructs. Construct validity was further reinforced by examining inter-item covariances, ensuring that the indices represented coherent latent dimensions relevant to the study.

***Table 1**. Definition of variables*

SN	Variable Name	Index Abbreviation	Definition
1	Psychological effect index	PschIndex	Measured the psychological impact of the project on PAPs (Project Affected Persons).
2	Physiological effect index	PhyIndex	Measured the physiological impact of the project on PAPs.
3	Social effect index	SocIndex	Measured the social impact of the project on PAPs.
4	Legal effect index	LegIndex	Measured the legal impacts and compliance related to the project.
5	Project effect to PAPs index	LRCompTax	Measured the overall impact of the project on PAPs in terms of land rights and compensation.
6	Responses on compliance to land rights requirements index	LRCompIndex	Measured how well the project complies with land rights requirements.
7	Responses on compliance to environmental protection index	EnvCompIndex	Measured the project's compliance with environmental protection requirements.
8	Responses on compliance to construction requirement index	ConsCompIndex	Measured compliance with construction standards and requirements.
9	Compliance index	SRespIndex	Measured the overall compliance of the project with various statutory requirements.
10	Social response through the participation index	HRespIndex	Measured the level of social participation and engagement of PAPs in project activities.
11	Social response through undertaking positive health measures index	ERespIndex	Measured the extent to which PAPs engage in health-promoting behaviors to respond to the project.
12	Social response through participation in education programs index	PRespIndex	Measured the engagement of PAPs in educational programs and initiatives related to the project.
13	PAPs' response index	PAPsResIndex	Measured the overall response and adaptation of PAPs to the project impacts.

Source: Authour construction, 2024

The computation of each index followed a weighted aggregation procedure to standardise multi-item constructs into comparable numerical scales. The formula applied is presented in Equation 1..

$$\text{Index}_k = \frac{\sum_{i=1}^{n} W_i . X_i}{\sum_{i=1}^{n} W_i} \quad \text{.......} \quad 1$$

Where:

Index_k = index k to be computed where k = 1- 9 indices

W_i= weight of each measurement item depending on the number of factors I included in the computation

X_i= score of each item

n = total number of measurement items for each construct

Table. 2: Construct validity

No.	Construct	Cov (off-diagonal elements)	Cronbach's alpha
1	PschIndex, PhyIndex	0.050	0.7
2	PschIndex, SocIndex	0.205	0.85
3	PschIndex, LegIndex	0.172	0.8
4	PschIndex, LRcompTax	0.579	0.9
5	PschIndex, LRCompIndex	-0.015	0.6
6	PschIndex, EnvCompIndex	0.055	0.72
7	PschIndex, ConsCompIndex	0.277	0.88
8	PschIndex, SRespIndex	0.194	0.83

No.	Construct	Cov (off-diagonal elements)	Cronbach's alpha
9	PschIndex, HRespIndex	0.079	0.75
10	PschIndex, ERespIndex	-0.155	0.6
11	PschIndex, PRespIndex	0.064	0.73
12	PschIndex, PAPsResponseIndex	0.025	0.68

Source: Authour construction, 2024

Data analysis proceeded in multiple stages using SPSS and ArcGIS software. First, descriptive statistics summarized the demographic profile of respondents and baseline characteristics. Subsequently, composite indices (e.g., for psychological impact, social effect, compliance) were computed from related Likert-scale items to create standardized variables for analysis, as defined in Table 1. The primary analytical phase involved bivariate analysis, specifically Chi-square tests, to explore significant associations between project status (incomplete) and various outcome variables (e.g., psychological state, legal disputes). Furthermore, correlational analysis was conducted to examine the strength and direction of relationships between key indices, such as psychological well-being and compensation-related factors. Finally, spatial analysis in ArcGIS was used to visualize the geographical distribution of impacts and property types within the project area, complementing the statistical findings.

The interpreted data provided insights into the socio-economic conditions of the PAPs, the degree of compliance with land market and property development standards, and the level of community involvement in the CLA projects. The utilization of indices in conjunction with inferential statistical measures allowed for a thorough comprehension of the consequences of unfinished CLA initiatives, which in turn allowed for the development of focused policy suggestions.

To triangulate findings and enhance validity, a documentary review was conducted. This involved analyzing official project documents, valuation reports, and government records related to the Kayanga CLA project to verify timelines, compensation details, and procedural histories reported in the structured questionnaires .

Rigorous data quality control measures were implemented. Questionnaires were pilot-tested and refined for clarity. During data collection, consistency checks were performed. Ethical compliance was paramount: informed consent was obtained from all participants, anonymity and confidentiality were strictly maintained, and data was securely stored and used solely for this research purpose.

4. Results

At the outset of the results section, it is important to clarify the analytical foundation underpinning the empirical findings. The study employed a set of rigorously constructed indices to quantify the psychological, socio-economic, legal, and behavioural consequences of the protracted suspension of the land acquisition process. These indices developed through weighted aggregation of multiple measurement items provide the numerical basis for the patterns reported in the subsequent subsections. To enhance interpretive clarity, an explicit methodological summary is provided here to remind the reader of how these indices were derived and the conceptual domains they represent. This framing ensures a smooth transition from methodological procedures to empirical outcomes, thereby strengthening the coherence between the analytical tools and the results presented.

As detailed in the research methodology section, the indices were computed using a weighted formula applied to thematically grouped Likert-scale items. Each index therefore serves as a standardized measure capturing the intensity or prevalence of specific PAP experiences ranging from psychological distress to legal constraints and compliance behaviours. To quantify the diverse impacts and responses, composite indices were computed from the structured questionnaires as detailed in the methodology. The analysis of these indices and direct structured questionnaires responses forms the basis of the following results.

The study investigated the psychological impacts of incomplete CLA projects on PAPs in Kayanga town, Karagwe District, Kagera Region, Tanzania. Chi-square-based findings indicate that incomplete CLA projects are significantly associated with increased psychological distress and litigation cases. This quantitative pattern is reinforced by respondents' lived experiences, where one PAP noted: *"We live in a constant state of not knowing: Will we be paid? When?"* This qualitative evidence aligns with high psychological stress scores reflected in the statistical associations (r = 0.579 between project effect and psychological index). The statement illustrates the substantial psychological strain that emerged in the quantitative findings and highlights how prolonged ambiguity can intensify distress beyond the immediate material loss.

The socio-economic impacts of incomplete CLA projects were profound, as evidenced by the findings related to LR compensation tax changes. PAPs' responses underscored the significant economic implications of delayed or incomplete compensation processes, affecting their livelihoods and economic stability. Moreover, the study highlighted disparities in health and economic responsibilities post-project, indicating a need for comprehensive support mechanisms to mitigate adverse socio-economic outcomes.

Table 3: Response to community involvement

Grouping	Category	Low %	Moderate %	High %	Very High%
Gender	**Female**	41.2	30.8	31.0	28.9
Respondents	**Male**	58.8	69.2	69.0	71.1
Employment	**Unemployed**	29.4	53.8	37.9	39.5
Status	**Self Employed**	41.2	38.5	41.4	42.1
	Temporary Employed	29.4	7.7	20.7	18.4
Education Status	**No formal Education**	17.6	30.8	32.1	23.7
	Primary	5.9	0.0	7.1	5.3
	Secondary	64.7	61.5	46.4	55.3
	Diploma	11.8	7.7	14.3	15.8

Source: Authour construction based on field data, 2024

Table 3 indicates significant variation in community involvement across demographic groups. Male respondents consistently recorded higher participation levels, ranging from 58.8% to 71.1%, compared to females (28.9% – 41.2%). Employment status also influenced participation, with self-employed individuals showing higher engagement (38.5% – 42.1%) compared to temporary employees (7.7% – 18.4%). Education level demonstrated a clear participation gradient, where respondents with secondary education accounted for up to 64.7% – 68% of higher participation categories, while those with no formal education contributed as low as 5.9% – 17.6%. This disparity highlights educational barriers affecting community engagement and project success. These findings speak directly to the first research objective on community involvement. The lower participation rates among women, the unemployed, and respondents with limited formal education point to structural inequities embedded within local

engagement processes. By contrast, the comparatively high level of involvement among self-employed residents appears to reflect the immediacy of the threat posed to their livelihoods. As one shopkeeper explained, *"My shop was marked for demolition. I attended every meeting because my livelihood depended on it, while others who were only losing a house felt they had less at stake."*

This pattern underscores a broader dynamic in which participation is shaped by the degree of perceived personal and economic risk. While those facing direct financial loss are more likely to engage, individuals whose losses are less visible such as the disruption of social networks or the erosion of community ties may be inadvertently sidelined. Such exclusions can deepen existing vulnerabilities and weaken the overall legitimacy of the engagement process.

PAPs' compliance with legal requirements for property development and during the land market process was assessed through various indicators, including conducting title searches and obtaining building permits for construction. Results indicated varying levels of compliance across different categories and stages of the project. Before project initiation, respondents generally displayed lower engagement in conducting title searches and obtaining building permits, particularly among males and those with lower educational attainment (e.g., no formal education). However, during the project process, there was an observable increase in compliance among unmarried individuals and those with secondary or higher education, indicating heightened awareness and adherence to legal processes as the project progressed. This shifting pattern of compliance, which speaks directly to the third research objective, suggests that the incompleteness of the CLA process itself fostered a heightened sense of legal consciousness among certain segments of the population. Individuals with higher levels of education and those without marital dependents appear to have taken deliberate steps to regularize their legal status, likely as a precautionary response to prolonged uncertainty. In contrast, the consistently low levels of compliance observed among other groups point either to disengagement or to limited capacity to navigate an already complex legal framework dynamics that may further deepen their exposure to risk..

The findings underscore the complex interplay between incomplete CLA projects, psychological impacts, socio-economic implications, community involvement, and compliance with legal requirements. Addressing these issues requires tailored interventions that enhance community participation, ensure equitable access to information and resources, and strengthen compliance with legal frameworks. Policy recommendations should focus on promoting transparency, enhancing community engagement, and implementing robust monitoring mechanisms to mitigate adverse impacts and foster sustainable development in affected communities.

The comprehensive analysis of incomplete CLA projects in Kayanga town highlights significant challenges and opportunities for improving project outcomes and community well-being. By addressing the identified gaps in psychological support, socio-economic stability, community involvement, and legal compliance, stakeholders can foster more inclusive and sustainable development practices that benefit all stakeholders involved in land acquisition processes.

Table.4: Correlational Results

	Psch Index	**Phyind ex**	**Soc index**	**Leg index**	**LR comptax**	**LRcom p index**	**Envcom p index**	**ConsCom p index**	**SRespi ndex**	**Hrespi ndex**	**EResp index**	**PResp index**	**PAPsr espe index**
PschInsex	1												
Phyindex	0.05	1											
Socindex	.205*	.305**	1										
Legindex	0.172	0.106	0.147	1									
LRcomptax	.579**	.582**	.788**	.441**	1								
LRcompind ex	-0.015	-0.036	-0.087	-0.148	-0.101	1							
Envcompin dex	0.055	.739**	.391**	0.08	.523**	0.025	1						
Conscompi ndex	.277**	.577**	.519**	.220*	.660**	0.026	.694**	1					
SRespindex	0.194	.691**	.487**	0.153	.633**	0.158	.885**	.935**	1				
HRespinde x	0.079	-0.113	0.063	0.03	0.045	0.079	-0.099	-0.035	-0.058	1			
ERespinde x	-0.155	-.200*	-0.185	0.009	-.231*	.233*	-0.116	-0.115	-0.095	0.077	1		
PRespindex	0.064	-0.136	-0.023	-0.125	-0.07	0.014	-0.062	-0.122	-0.105	0.17	0.112	1	
PAPs' response index	-0.025	-.242*	-0.122	-0.048	-0.174	0.182	-0.145	-0.152	-0.139	.409**	.724**	.713**	1

Source: Authour construction based on field data

The correlational analysis (Table 4) reveals strong statistically meaningful relationships among key indices. A strong positive correlation exists between the Project Effect Index and psychological impact (r = 0.579), physiological impact (r = 0.582), and social impact (r = 0.788), confirming that project incompleteness affects multiple dimensions simultaneously. Environmental compliance and social response indices show a very strong correlation (r = 0.885), while construction compliance is also strongly associated (r = 0.935), indicating institutional and behavioural alignment. Conversely, negative correlations were observed between PAPs' response index and physiological impact (r = – 0.242) and economic responsibility (r = – 0.231), suggesting reduced adaptive capacity under intensified adverse conditions. This critical insight underscores that prolonged project abandonment erodes community resilience.

5. Discussion

The findings from this study highlight the profound impacts of incomplete CLA projects on the well-being of PAPs in Kayanga town, Karagwe District, Tanzania. The findings reflect wider challenges across Tanzania and Sub-Saharan Africa, where land acquisition processes frequently emphasize project initiation over the welfare of affected communities and the successful completion of projects. Psychological effects emerged prominently among respondents, reflecting varied responses based on educational backgrounds. Those with lower levels of formal education often reported delayed yet intense psychological stress, indicating a

gradual recognition of the project's implications over time. In contrast, respondents with secondary education displayed a more consistent experience of psychological stress, underscoring the role of education in shaping individuals' coping mechanisms and awareness of their rights in such disruptive events (Ayenachew & Abebe, 2024; Rita, 2023). This variation in coping strategies highlights a broader issue of information asymmetry within development projects, where access to legal and procedural knowledge is unevenly distributed, often placing the heaviest psychosocial burdens on the most vulnerable populations.

The link between educational attainment and stress management aligns with regional studies on development-induced displacement, which find that a lack of formal education often correlates with diminished capacity to navigate bureaucratic systems, exacerbating health-related anxieties (Kombe, 2010). The physiological toll documented in Kayanga is not an isolated case but reflects a systemic failure to provide timely information and certainty, a pattern seen in stalled projects from Kurasini in Dar es Salaam to similar contexts in Ghana and Kenya.

Sociologically, the study identified varying levels of community response and cohesion following the incomplete CLA project in Kayanga town. While some groups exhibited high cohesion and support initially, others showed lower involvement and disconnection from project activities. This disparity underscores the importance of tailored stakeholder engagement strategies that address the specific needs and concerns of different demographic groups. For instance, self-employed individuals demonstrated higher engagement levels, likely due to perceived threats to their economic activities, whereas unemployed respondents showed lower participation rates, potentially stemming from feelings of marginalization or a lack of perceived relevance to their daily lives (Ewusie, Tannor, Ahiadu, & Ntim, 2024; Enitan, Muhammad, & Adeyemi, 2024). The fragmentation of community response observed in Kayanga mirrors the erosion of social capital often triggered by protracted displacement scenarios. The active engagement of the self-employed, driven by direct economic threat, and the disengagement of the unemployed highlight how pre-existing socio-economic inequalities are amplified by incomplete projects. This finding challenges the notion of a monolithic "affected community" and calls for engagement models that recognize and address intra-community disparities, a lesson critical for urban planning across the continent.

6. Conclusion and Recommendations

The study demonstrates that CLA project abandonment produces statistically and socially significant impacts, including psychological stress, compensation delays, and socio-economic disruption. These effects are interlinked, as shown by correlation results such as $r = 0.579$ (psychological impact), $r = 0.582$ (physiological impact), and $r = 0.788$ (social impact), indicating multi-dimensional harm to PAPs. This case study of Kayanga town demonstrates that the abandonment of CLA projects inflicts a compounded injury on affected communities, eroding socio-economic stability, psychological well-being, and social cohesion. The findings transcend the local context, revealing systemic flaws relevant across Tanzania and Sub-Saharan Africa, where similar patterns of project suspension without recourse perpetuate cycles of poverty and distrust. The core policy implication is that legal frameworks must be reformed to explicitly address project incompletion, mandating clear accountability and comprehensive remediation for all losses incurred.

To address these challenges, the following actions are critical:

i. **Legal and Policy Reform:** Amend the Land Acquisition Act to clearly define and mandate compensation for all losses stemming from project abandonment, including non-material damages like psychological distress and social disruption. Legal procedures for challenging stalled projects must be simplified and made accessible.
ii. **Inclusive Stakeholder Protocols:** Develop and enforce mandatory engagement guidelines that proactively ensure the participation of women, the unemployed, and less-educated populations from the earliest planning stages, using tailored communication strategies.
iii. **Integrated Support Systems:** Establish dedicated units within relevant ministries to provide coordinated post-acquisition support, offering legal aid, psychosocial services, and livelihood restoration assistance specifically for communities affected by incomplete projects.
iv. **Technological Integration in Governance:** Adopt Geographic Information Systems (GIS) and public digital platforms to enhance transparency in land valuation, project tracking, and grievance reporting, thereby reducing ambiguities and building public trust in the acquisition process.

Ultimately, sustainable urban development in Africa requires mechanisms that are as robust in managing project failure as they are in initiating projects. Without such reforms, compulsory acquisition risks becoming a tool of perpetual disruption rather than a catalyst for equitable development.

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