



Community Perception of Foreign Agricultural Investment in Silverland Limited in Iringa District-Tanzania

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Abstract

The global surge in investor interest in agricultural land and water resources has been propelled by the aftermath of the 2008 food crisis, giving rise to the "land grab" perception. Consequently, private investments, particularly in agriculture, have increased, impacting local communities. Amid this trend, concerns have arisen over the potential negative repercussions of extensive land acquisitions, necessitating an understanding of communities' perceptions regarding foreign agricultural investments. This study examined community awareness of the current investor, attitudes towards their activities, expectations, and the execution of corporate social responsibility (CSR) initiatives. Employing a case study design, four villages neighbouring Silverland Tanzania Limited (STL), namely Ihemi, Ifunda, Bandabichi, and Muwimbi, were strategically chosen. Data collection involved 99 community members through questionnaires, focus group discussions, in-depth interviews, and insights from key informants. Quantitative data were analysed using descriptive statistics, encompassing frequencies and percentages, while qualitative data underwent content analysis. The findings revealed an informed community familiar with the investor and their operations. Notably, the community held unfavourable perceptions of STL's activities, highlighting unmet expectations. The study also underscored the community's scepticism toward STL's CSR initiatives. Due to their limited involvement, community members harboured opposing viewpoints toward foreign agricultural investments. The study recommends proactive engagement by the central government to encourage increased community participation in decisions related to foreign agricultural investments. Additionally, STL should recognize that successful foreign investments hinge on a mutually beneficial relationship with the host community, necessitating improved technical knowledge, fair compensation, employee training, and engagement with out-grower farmers.

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1.0. Introduction

In the current global landscape, there has been a significant surge in investor interest in agricultural land and water resources. This surge, which gained momentum following the 2008 food crisis, has come to be known as the "land grab" phenomenon and has drawn attention from communities worldwide (Mann and Smaller, 2009). This unique occurrence has led to a notable increase in both the quantity and quality of private investments, a trend that continues to evolve (FAO, 2014). Investors are showing great enthusiasm for pioneering an innovative and alternative asset category that is closely tied to the broader trajectory of the agricultural sector. Agribusiness entities are channelling substantial capital into farmlands, encompassing various activities such as the cultivation of diverse crops, livestock feed production, exploration of Agri-fuels, and harnessing timber resources (Ouma, 2018).

This unfolding narrative transcends geographical boundaries and has raised international concerns about the potential adverse consequences of large-scale land acquisitions for agricultural investments, particularly in the context of local communities. The perceptions held by these neighbouring communities play a crucial role in shaping these overarching concerns (Zhan et al., 2015). To illustrate the critical interplay between negative environmental implications and the unfavourable perception of agricultural investors within a specific community, let us consider a case in Norway. This underscores a noticeable gap in the implementation of investor-oriented corporate social responsibility initiatives (Aggrey et al., 2021; Dheressa, 2013; Dorming, 2017).

Historically, large-scale agricultural endeavours in developing countries have exhibited a high rate of financial failure, often attributed to negligent business practices that could have been proactively addressed to mitigate risks (Chambati et al., 2018; World Bank, 2013). Foreign Agricultural Investments (FAIs) encompass various aspects, including crop and poultry farming, marketing, and the implementation of corporate social responsibility (Wakeling et al., 2016). Active community engagement is crucial as it provides a conduit for addressing legitimate concerns and seeking expert insights on human rights, social issues, and environmental challenges (Kang, 2013). Unfortunately, there are instances where agricultural investors undertake such activities without involving or even informing neighbouring communities. The absence of locally informed engagement can lead to conflicts and issues related to business practices (Bondy and Starkey, 2012; Chambati et al., 2018).

In the context of Sub-Saharan Africa, debates about the impact of Foreign Agricultural Investments (FAIs) on rural development and food security have garnered global attention (Njuki et al., 2020; German et al., 2013). A prevailing trend indicates that foreign investors prioritize economic metrics, shareholder value, and swift takeovers over stakeholder relations, societal considerations, and ecological sustainability (Applebaum and Bratt, 2014; Gospel and Pendleton, 2014; Daniel, 2012). This dichotomy underscores the failure of FAIs to meet community expectations, resulting in negative perceptions among neighbouring communities.

These concerns extend to the detrimental effects of agricultural investors on small-scale African food producers, exacerbating food insecurity and poverty through land grabbing, insecure and low-paying employment, privatization of seeds, and a focus on exports over local sustenance (NIAS, 2016). FAIs often trigger land corruption, governance deficiencies, resource depletion, and food insecurity in the affected regions (Degife and Mauser, 2017). While agricultural investments are essential for many Sub-Saharan African countries, it is crucial for governments to ensure that these investments yield the desired social benefits and enhance, rather than compromise, food security and community relations (Araya, 2019). The presence of well-defined local land rights and strong governance in rural areas exacerbates the risks posed by FAI companies to local communities, including restricted access to natural resources and loss of livelihoods, often resulting in local opposition to the investments (Cotula and Quan, 2018; FAO, 2014).

These FAIs must align with Tanzania's Agricultural Policy of 2013, which emphasizes the development of an efficient, competitive, and profitable agricultural sector to improve Tanzanian livelihoods, foster economic growth, and reduce poverty (Araya, 2013; URT, 2013). The policy underscores the importance of enhanced production, productivity, profitability, national food security, agricultural processing, job creation, and sustainable land use. The relationship between communities and investors encroaching on community lands in Tanzania has been marked by strained relations (Hallam, 2021; Nelson et al., 2012; Kimario et al., 2014). Instances such as the destruction of investor assets by local communities or investors' blockade of access roads underscore the complex interactions at play (TIC, 2015). While local communities may perceive foreign agricultural investors differently, the reasons for these varying impacts compared to domestic operations may take time to establish (Araya, 2019; WB, 2017).

As such, perceptions of investment value differ within and between communities, investors, governments, and other stakeholders (WB, 2017). The interaction between investment entities and communities depends on numerous factors, including crop type, value chain segment, business scale, local circumstances, and more (Cotula and Quan, 2018; Zhan et al., 2015). Regrettably, foreign investors' primary pursuit of profit often hampers their societal obligations, leading to negative sentiments within the surrounding society.

While several studies have explored the effects of foreign large-scale investments in different sectors, including agriculture, and local perceptions of land-use changes, there remains a research gap concerning the perceptions of adjacent communities regarding foreign agricultural investments (Chambati et al., 2018; Degife and Mauser, 2017; Maliganya and Paul, 2016; FAO, 2014; Dheressa, 2013; Muthoni, 2012; Johanson and Isgen, 2017; Gunasekera et al., 2015; Epaphra and Mwakalasya, 2017; Msuya, 2007; Dossou-Yovo et al., 2022). This study aims to address this gap and provide insights into the perceptions of adjacent communities regarding foreign agricultural investments.

As mentioned earlier, foreign Agricultural Investors, through the agricultural policy of 2013 and initiatives like SAGCOT in Tanzania, were expected to improve agricultural products, assist local smallholder farmers, create employment, and implement corporate social responsibility (CSR) in adjacent communities (WB, 2017; Wakeling et al., 2016; SNAPP, 2016; Cotula et al., 2018). Currently, there is widespread evidence that foreign investors prioritize capital gain, economic interest, and shareholders' value over supporting local smallholders or providing sustainable employment, fostering stakeholder relations, or addressing societal and ecological concerns (Applebaum and Bratt, 2014; Gospel and Pendleton, 2014; Daniel, 2012). There are also issues where investors knowingly engage in activities that harm communities or leave them dissatisfied, such as offering low-wage jobs with short contracts and driving up land prices in areas where they have acquired properties. Regardless of the specifics of each case, both negative and positive perceptions will be reflected, to some extent, in the voices and experiences of community members adjacent to these investments.

As such, this study strived to answer the following questions” How does the community understand present foreign investors and investors' activities? How does the adjacent community

perceive the current business activities of foreign agricultural investors? What are the expectations that communities have on foreign agrarian investment? What are the perceptions of the community on investors' CSR implementation?

2.0 Literature Review

2.1.1. Theoretical review

This study's framework draws upon Freeman's Stakeholder theory (1984) to analyse the influence of foreign agricultural investors' activities and Corporate Social Responsibility (CSR) implementation on stakeholder perceptions. The approach underscores the symbiotic relationship between businesses, stakeholders, and the broader community, highlighting the importance of ethical and responsible practices for sustainable success. It defines stakeholders as crucial groups for an organization's survival, advocating that businesses should prioritize the mutual benefit of owners and stakeholders (Freeman, 1984). This notion suggests prioritizing stakeholders like customers, suppliers, employees, investors, and the local community leads to greater profits.

In the context of this study, Stakeholder theory asserts that foreign agricultural investors' activities, including crop and poultry farming and effective CSR implementation, significantly shape stakeholder perceptions. These stakeholders, particularly the local community, evaluate aspects such as employment opportunities, income generation, investor-community relations, road networks, food availability, high crop yields, and environmental practices (WB, 2017; Wakeling et al., 2016; SNAPP, 2016; Cotula et al., 2011). Suh's study (2016) aligns with this perspective, suggesting that positive perceptions foster co-operative partnerships between organizations and stakeholders. Stakeholder theory underscores the importance of corporate social responsibility, highlighting that ethical practices enhance reputation and attract local talent.

For foreign agricultural investors, effective CSR implementation should influence stakeholders, especially the local community, through improved relations and equal participation in employment. Acknowledging that production, processing, and marketing impact perceptions are essential. However, the study recognizes the Stakeholder theory's limitations, such as its incomplete coverage of the broader firm environment (Key, 1999). The model's distinction must be more consistent, leading to ambiguity around stakeholders in different business contexts.

Pressure groups fall within the derivative stakeholder category, deriving legitimacy from their influence on organizations based on obligations to others (Phillips, 2003). These groups vary in nature and significance, forming distinct stakeholder categories. Some have transformed into institutional structures that monitor and enforce implicit contracts (Hill and Jones, 1992). Despite lacking a direct stake, they can negatively affect companies through their actions. Their unidirectional influence contrasts with the original model's mutual interdependence, resulting in evolving presentations over time.

As bidirectional arrows illustrate, stakeholder reciprocity signifies mutual dependence between firms and stakeholders (Crane and Matten, 2004). This perspective acknowledges reciprocal influence, wherein both parties impact each other regarding benefits and harms. Evan and Freeman (1988) suggest that stakeholders consider the impact on others and treat corporations fairly and responsibly, raising questions about responsibilities towards both entities. Stakeholder reciprocity highlights an unaddressed aspect in Stakeholder theory, suggesting potential stakeholder responsibility alongside corporate responsibility.

The dynamic nature of stakeholder relationships is underscored as they evolve due to changing roles and environmental pressures (Phillips, 2003). Stakeholder status adjusts as the urgency of claims changes. Media coverage can swiftly elevate a secondary stakeholder to the primary level, as seen with sudden attention from pressure groups (Carroll and Buchholtz, 2006: 71).

2.1.2. Empirical review

The Empirical Review section of this study delves into numerous research endeavours shedding light on the complex interactions between corporations and their neighbouring communities, with a primary focus on corporate social responsibility (CSR) and its implications for sustainable community development. These studies span various industries and geographic locations, providing profound insights into the intricate dynamics inherent in corporate-community relationships.

Maliganya and Paul (2016) conducted a study on the impact of large-scale mining on neighbouring communities in Tanzania, particularly Geita Gold Mines (GGM). Their study highlighted positive contributions such as employment opportunities, educational support, and health initiatives, alongside the detrimental effects of GGM activities, including water and air pollution, noise, and

land degradation in nearby villages. While acknowledging both positive and negative impacts, a gap persists in understanding how these impacts can be effectively managed to enhance community relations and sustainable development.

Johansson and Isgren (2017) introduced the innovative concept of utilizing participatory art to unravel the intricacies of land-use changes in Tanzania's Kilombero valley. Their research posited art as a valuable tool to dissect multifaceted interactions between drivers of change and socio-environmental impacts. The study identified land acquisitions as a driving force behind socio-environmental changes, emphasizing their broader influence rather than isolated incidents. Nevertheless, it leaves unanswered questions regarding how these broader forces influence community perceptions and the strategies that can align land acquisitions with community aspirations.

Kuswanto et al. (2017) redirected their focus to Indonesia's decentralized governance system, scrutinizing interactions between local governments and multinational corporations. Their research emphasized the significance of relationships and the negotiation process, underscoring the necessity of alignment with local interests and capacities. However, it underscored the essentiality of effective policy and administrative mechanisms to ensure that Foreign Direct Investment (FDI) initiatives align with local needs. Nevertheless, it does not probe the specific challenges faced by local communities in negotiating with multinational corporations and their potential impact on community perceptions.

Asumah (2015) studied the effect of corporate social responsibility on community development in Ghana. The study affirmed that CSR initiatives had positive impacts on the Obuasi community while acknowledging challenges such as financial constraints and political interference. However, the study falls short in elucidating how community engagement and needs prioritization can amplify the effectiveness of CSR initiatives.

Apronti (2017) ventured into the intricate relationship between CSR and sustainable community development in Ghana, shedding light on the substantial costs borne by communities due to corporate activities, despite ongoing CSR initiatives. The study proposed standardizing and legislating CSR practices in alignment with national and community development agendas. Nevertheless, it refrains from delving into the specific mechanisms and strategies required to standardize CSR practices effectively for the genuine benefit of communities.

Liu (2014) explored the repercussions of foreign agricultural investment on host communities and countries, emphasizing the potential disadvantages of large-scale land acquisitions on local communities, primarily due to weak land rights and governance systems. It concluded that strengthening governance and institutional capacities in host developing nations was imperative for maximizing the developmental outcomes of foreign agricultural investment. Nevertheless, it lacks specific insights into how governance and institutional capacities can be fortified to better safeguard the interests of local communities.

Zhan et al. (2015) extended their inquiry to Southeast Asia, examining the impacts of larger-scale agricultural investments on communities. The research highlighted that the consequences of agricultural investments depended on specific factors, including early-stage decisions, business models, investor-community relationships, and responsible operational approaches. Nevertheless, the study does not explore the nuanced strategies that can be deployed to nurture responsible investor-community relationships and propel positive outcomes for communities.

Chambati et al. (2018) delved into contract farming and its effects on Mozambican peasant livelihoods. The study exposed disparities in cane prices, transparency issues between outgrower and milling companies, and inequalities in women's participation and empowerment. However, it falls short in addressing how these disparities can be rectified through policy measures and enhanced business practices.

Muthoni (2012) delved into the impacts of multinational corporations on Kenyan communities, revealing conflicts and harassment stemming from resource disputes and pollution. The study advocated for clear government policies governing the socio-economic roles of multinational corporations within communities. Nevertheless, it refrains from an in-depth exploration of specific policy recommendations and strategies that can enhance corporate-community relations.

Generally, while these existing studies have contributed valuable insights into various facets of corporate-community relationships and the impacts of corporate activities, there is a pronounced gap in understanding how to effectively address the challenges and enhance community perceptions. The current study seeks to bridge these gaps by comprehensively examining community perceptions regarding foreign agricultural investment within the context of Silverland Tanzania Limited (STL)

3.0 Methodology

This section presents the methodological framework employed in this study to explore community perceptions regarding foreign agricultural investment in Silverland Tanzania Limited (STL) context.

This study adopted a case study design to explore community perceptions surrounding foreign agricultural investment comprehensively. The case study approach is time-efficient and cost-effective and allows for an in-depth examination of a few cases about the research subject. By Embracing an interpretive approach, this design enables analysis of phenomena within their contextual settings and acknowledges the subjective meaning attributed by individuals. This approach was particularly suited to delve into the nuanced community perceptions of foreign agricultural investment. In this case, Silverland Tanzania Limited (STL) was selected as the focal case within the study area.

The study was conducted in Iringa District, situated within the Iringa Region of Tanzania. This location was strategically chosen due to its reception of multiple agricultural investments and its status as a prominent investment zone, particularly the Ihemi Cluster, as part of the SAGCOT initiative. The four selected villages—Ihemi, Muwimbi, Ifunda, and Bandabichi—lie adjacent to STL's operations. The district encompasses an area of about 18,786 square kilometres, sharing borders with Dodoma Region to the north, Kilolo District to the east, Iringa Urban District to the south, Mufindi District to the southwest, Mbeya Region to the west, and Singida Region to the northwest. According to the 2012 national census, the Iringa Rural District's population was 245,623, with 130,789 females and 123,243 males (URT, 2013).

The study's target population comprised community members from the four selected villages: Ihemi (3,500 members), Muwimbi (3,068 members), Ifunda (2,630 members), and Bandabichi (4,458 members), resulting in a total population of 13,656 community members. The unit of analysis was the community residing in proximity to Silverland Tanzania Limited (STL), encompassing families, organized community groups, and local community leaders coexisting in the area.

To determine the sample size, the study employed Yamane's (1967) formula, resulting in a sample size of 99 respondents. Both purposive and simple random sampling techniques were used to select

the sample. Purposive sampling facilitated the identification of knowledgeable and experienced respondents, including community members, local authority leaders, and STL farm managers. Simple random sampling was utilized to select community members from each village, ensuring diverse perspectives.

Data collection encompassed both primary and secondary data. Preliminary data included demographic information, community understanding of investor activities, perceptions of investor business activities, community expectations, Corporate Social Responsibility (CSR) implementation, and local authority's data. Secondary data were gathered from STL's annual reports, village meeting documents, and agricultural and investment policies reviewed.

A combination of qualitative and quantitative data collection methods was employed. Quantitative data were gathered through a structured questionnaire featuring open-ended and closed-ended questions. Qualitative data were obtained through focus group discussions, key informant interviews, in-depth interviews, and documentary reviews. Focus group discussions engaged randomly selected community members from each village, providing diverse insights. Key informant interviews included Village Executive Officers (VEOs), Village Chairpersons (VCs), and STL's Human Resource Manager (HRM). In-depth interviews were conducted with one community member aged 45 and above from each village. Documentary reviews involve the analysis of documents such as STL's annual reports and relevant policies.

Data reliability and validity were enhanced through multiple data sources, cross-validation of findings, and validation of research instruments through expert opinions and supervisor consultation. Quantitative data were analysed using descriptive statistics, while qualitative data were analysed through content analysis supported by Atlas.ti7. Ethical considerations were prioritized, with participants providing voluntary informed consent, ensuring confidentiality and privacy. Limitations, including participant reluctance and transportation challenges, were addressed through careful communication, clear explanations, and patient engagement.

4.0. Results and Discussion

This section provides study finding related to, among others, social demographic information of the study respondents (sex, age, marital status, and education), community knowledge on investment matters, community perceptions of STL, community expectations from STL, and

community perceptions on issues related to CSR and the role of the local authority in mediating investment.

4.1 Demographic Information of the Respondents

The demographic data for this study focused on the respondents' sex, marital status, age, level of education, and duration of respondents' stay in the village.

Table 1: Respondents social- demographic characteristics

Characteristics		Frequency (n=99)	Percent (%)
Sex	Female	55	55.6
	Male	44	44.4
Marital status	Single	22	22.2
	Married	49	49.5
	Separated	12	12.1
	Widowed	10	10.1
	Divorced	6	6.1
Age	21-30	41	41.4
	31-40	17	17.2
	41-50	11	11.1
	51-60	23	23.2
	61- and above	7	7.1
Education level	No education	7	7.1
	Primary school	53	53.5
	Secondary school	29	29.3
	University/college education	10	10.1
Time for residence stay in the village	1-3	12	12.1
	4-6	17	17.2
	7-9	28	28.3
	10 and above	42	42.4

Source: Field Data

The data presented in Table 1 provides insights into respondent distribution based on gender, revealing a majority of 55.6% being women. This gender distribution aligns with Tanzania's policy, emphasizing women's substantial involvement, around 90.4%, in agriculture. This female dominance in the selected village displays their influence on the study. Despite the higher number of female participants, both genders' perspectives held equal importance in the data analysis process. This approach parallels John's (2013) observations of gender imbalances while ensuring unbiased representation. This sentiment is echoed by Mwiru (2015), underscoring the significance of both male and female viewpoints.

Examining marital status, findings indicate that 49.5% were married, 22.2% single, 12.1% separated, 10.1% widowed, and 6.1% divorced. Families reported an average of 5, 2, 2, 3, and 1 child, respectively. This points to larger families seeking employment to support households, aligning with Muthone's (2012) findings that larger families require more resources.

Analysing age distribution, most participants fell in the 21-30 age bracket (41.4%). Following were 51-60 years (23.2%), 31-40 years (17.2%), and 61 years and above (7.1%). This concentration of the younger age group suggests their dominance in informal employment. This concurs with Kephass's (2011) findings of younger individuals gravitating toward agriculture as an economic force. The presence of the 51-60 age group (23.2%) might indicate retirees, often found at home.

Regarding education, 53.5% had primary education, 29.3% secondary, 10.1% college/university, and 7.1% had no formal education. The prominence of primary education signifies the prevailing educational level in the community, facilitating non-professional roles at establishments like STL. This aligns with Mcharo (2013) and Mwiru (2015), emphasizing primary education leavers' engagement in various activities.

Regarding residency duration, 42.4% had lived over a decade in the village, 28.3% for 7-9 years, 17.2% for 4-6 years, and 12.1% for 1-3 years. Extended residency highlights informed perceptions about external investments like STL. This aligns with the study's aim of understanding community benefits and challenges arising from such investments.

4.2 Community Understanding of the Current Investor and Investor's Activities.

The first objective of this study was to determine the community members' awareness of the current foreign agricultural investors in the village and the activities performed by the investor. The implication behind this objective was that if the community is aware, the current investor and his actions can tell us how they perceive investors."

Activities.

Table 2: Community awareness of current investors and investor's activities

	Frequency (n=99)	Percent (%)
Aware	77	77.8
Not aware	17	17.1
Neutral	5	5.1
Total	99	100.0

Source: Field Data

Through the questionnaire, the responses of community members show that 77.8% of participants were aware of the current foreign investor in agriculture and the activities carried out by such investors, 17.1% of the participants were unaware of the present investor or even the activities performed by such investor, and the rest 5.1% were indifferent or undecided.

The findings imply that the community members in four villages understand the present investor (STL) operating in their town; still, they know the activities (crop and Poultry farming) carried out by STL and the previous investor before STL. These findings are further evidenced by participants in a focus group discussion who represent the general responses. Two of them said:

In our village, there is a foreign agricultural investor called Silverland Tanzania Limited, but before him, the farm here under Mark Taylor is what I know.... Silverland concentrates on agriculture, which involves poultry farming (produces chicken feed and chicks) and crop farming, such as soya beans, maize, and potatoes. The company is also involved in community projects like constructing schools and dispensaries. (Participant 6 in Muwimbi, 15th May 2023)

We started with Mark Taylor as a foreign investor before Silverland came, and I know that Silverland is also present in Ihemi, Ifunda, and Muwimbi villages. Silverland deals with poultry farming and crops like maize and beans. (Participant 2 in Bandabichi, 20th May 2023).

The community member highlighted that STL has two major agricultural activities: poultry farming and crop production. In poultry farming, STL deals with chicks, chicken feed production, and crop production like Soya beans, maize, wheat, and potatoes. On the other hand, it was

reported that STL contributes to social services. Furthermore, the study found that the community knew the previous investor before STL. For example, in Ihemi Village, the farm was under Makota Flowers, which used the farm to grow flowers and export them to Holland, and 5.1% of the participants were undecided or remained neutral; this may imply that the respondents were not much bothered with investment issues like employment or any other kind of assistant from him. Therefore, the findings suggest that through this understanding, the community members could have either positive or negative perceptions of investors' activities in the community. The results align with Wakeling et al. (2016), who argued that STL makes several activities like crop farming, poultry farming, marketing, and implementing corporate social responsibility in an adjacent community.

Again, the findings strongly concur with the theoretical framework drawn from Freeman's Stakeholder theory (1984). They reveal that the community's awareness of the current foreign agricultural investor, Silverland Tanzania Limited (STL), and their understanding of STL's activities align with the theory's emphasis on stakeholders' role in evaluating investor actions. This alignment underscores the theory's relevance in explaining how community perceptions are influenced by their awareness and assessment of investor activities, highlighting the importance of ethical and responsible practices for sustainable investor-community relationships.

4.3 Perceptions of the Community on STL Business Activities

To achieve the second objective, the local community was asked how it perceives the business activities of STL. The expectation behind this objective was that if the adjacent society perceives investors' actions as positive, good collaboration between them and vice versa is true. The study found that more than 50% of the respondents had opposing views toward STL activities. This implies that the community adjacent to STL negatively perceives STL business activities. This is illustrated in Table 3.

Table 3: Perceptions of the Community on STL Business Activities

Items	Levels of measurement	Frequency n=99	Percent %
STL involves grower farmers in cropping activities.	Strong Disagree	6	6.1
	Disagree	52	52.5
	Neutral	22	22.2
	Agree	19	19.2

	Strong Agree	0	0
	Strong Disagree	7	7.1
STL Poultry activities benefit the community	Disagree	55	55.5
	Neutral	18	18.2
	Agree	19	19.2
	Strong Agree	0	0
	Strong Disagree	11	11.1
STL provides agricultural seeds to the community	Disagree	69	69.7 16.2
	Neutral	16	3.0
	Agree	3	
	Strong Agree	0	0
	Strong Disagree	0	0
STL Chick food processing benefits the local community	Disagree	52	52.5 28.3
	Neutral	28	19.2
	Agree	19	
	Strong Agree	0	0

Source: Field Data

The findings in Table 3 show that 69.7% of the respondents disagreed that STL provides agricultural seeds to the community, 55.5% disagreed that STL poultry activities benefit the community, and 52.5% of the respondents disagreed that STL chick food processing benefits the local community or involves out-grower farmers in cropping activities. The findings imply that the community members negatively perceive STL business activities. The primary reason for the community's negative perceptions might be their big expectations that STL would offer them more services than what it delivers. This is evidenced by the complaints from some respondents that STL as the largest investor in the study area, does not involve them in farming activities, like teaching the community the best farming practices, it does not include out-grower farmers, the community never receives necessary agricultural inputs, to mention just a few. Few community members get employment, and most of the STL employees come from Mafinga Town, where the STL human resource manager is living.

During the group discussions, it was highlighted that they perceive STL negatively since some village projects have yet to cooperate. It was further argued that STL performs different activities in its investment area, like poultry farming and cropping. Still, supporting health services and education does not help the adjacent community. Therefore, society perceives the company negatively because it has neglected the district. One participant in a focus group discussion reported that;

“STL doesn’t cooperate with the village leaders or advise local farmers on the best farming practices. How can we perceive him positively? Since Silverland does not involve us in his direct crop production and poultry farming activities, they never provide agricultural training or offer improved seeds to the community” (Participant 4, in Bandabichi, 20th May 2023).

This finding is in line with the study done by FAO (2014), which found that the local community has a negative perception of foreign investors since the disadvantages of FAI often outweigh the few benefits to the local community. From the interview conducted, one participant who is an employee of STL and the other one who is not working at STL had the following to say;

At present, a large percentage of the workforce is from the Mafinga Town where the employer manager comes from, so most of the villagers near the investment are unemployed in STL. (interviewee 2 in Ihemi, 27th May 2023).

Based on the abuse suffered by staff that works there, I cannot go to work there; I better do my small business” (interviewee 3 in Ifunda, 22nd May 2023).

These findings imply that the community, including STL workers, perceives activities as visible and benefit them, for example, building schools, repairing or constructing new roads, supplying water, providing agricultural training, and offering employment, irrespective of their hardships. Although STL engages in some of the community projects, as indicated by the respondents, the community should have acknowledged the impact of this participation. The community members realized that STL" s are involved in constructing public schools and dispensaries and offering poultry farming training in the area where the STL had participated. However, a considerable time had elapsed since the STL had undertaken these projects.

The findings are like those of Chambati et al. (2018), who found that the interaction with the company affects different community groups differently. Also, these findings complement the study by Calvano (2008), who found out that sometimes foreign investor companies are not accountable for the shocks of their actions on stakeholders such as communities, leading to negative perceptions. Study findings contradict the Stakeholder theory's arguments that emphasize businesses should not function only for financial benefit; they should run for the use of both their

owners and stakeholders (Freeman, 1983). These findings are contrary to the objective of the agricultural policy 2013, which intends to develop an efficient, competitive, and profitable agricultural industry that contributes to improving Tanzanians' livelihoods and attaining broad-based economic growth and poverty alleviation.

The findings further diverge from the theoretical framework drawn from Freeman's Stakeholder theory (1984). While the theory emphasizes mutual benefit between businesses and stakeholders, including the local community, the findings reveal a significant disconnect with over 50% of respondents holding negative perceptions of STL's business activities. This disparity underscores a substantial misalignment between investor actions and community expectations, highlighting a clear divergence from the theory's principles.

4.4 Expectations of the Community Members on STL

This objective sought to discover the community's expectations of STL and whether they have been met. It was determined from the findings that the community living near investors had expectations from the investor, ranging from socioeconomic; having employment, and poverty elimination, as they were mentioned mainly by the participants in the questionnaire, focus group discussion, and key informant interviews in four villages as exemplified in Table 4. However, it was established from the findings that the community expectations needed to have been met effectively, as illustrated in Table 4.

Table 4: Expectations of community members on STL

Community expectations	Frequency	Percent
Gain employment	86	86.9
Gain Agricultural inputs and Training	71	71.7
Poverty elimination	65	65.7
Supported in Social services	62	62.6
Good relationship	55	55.6

Source: Field Data

The findings, as shown in Table 4, revealed that more than half (86.9%) of the respondents were expecting to gain employment from STL, another opinion mentioned by many (71.7%) expected to gain agricultural input and training from STL, 65.7% expected that poverty would be eliminated, 62.6% expected to be supported in social services and 55.6% expected good relationship between STL and community.

These findings imply that community members hoped to benefit socially and economically from STL after setting base in their midst. It shows that the community members had high expectations of job opportunities (86.9%) with STL and knew that job opportunities are expected to pay better but differ from how they are.

These findings correlate with the results from focus group discussions where two participants had the following to say:

First, we know the presence of Silverland is an opportunity for us to find employment and other social services like construction of a clinic, schools, roads, and good relations with the community. (Participant 5 in Ihemi, 29th May 2023).

We hoped our young people would find employment; therefore, some of the anti-social acts would decrease, and, we expected to have various training skills on crop and poultry farming. (Participant 2 in Bandabichi, 20th May 2023).

Moreover, during an interview with community members, it was reported by one respondent that he wished to be assisted in health, education, employment, and various agricultural skills; therefore, poverty would decrease. This response is like what was found in the interviews, suggesting that the community had high expectations. The study revealed that the community expected STL to contribute to community developments like helping local farmers in agricultural activities and providing social services like building schools, dispensaries, and road construction.

Table 5: Community expectations in meeting their desires

	Frequency	Percent
Disagree	75	75.7
Neutral	9	9.1
Agree	15	15.2
Total	99	100.0

Source: Field Data

On explaining whether the community expectations were met, the findings showed that 75.7% of the respondents disagreed that STL did not meet their expectations. Other 15.2% agreed that STL had met their expectations, while 9.1% were indifferent. The findings imply that STL needed to meet community expectations. The participants in Bandabichi Village lamented that STL has been

in their village for more than seven years but has never provided anything significant to the town. The participants indicated that many neighbouring families adjacent to STL are still poor and have difficulties getting a job. They added that although STL employs some of them, sometimes it is discriminatory since they are paid different rates while they perform the same position.

The Bandabichi VEO added that STL has never provided agricultural training or assistance based on rural issues. So, societal expectations still need to be met; therefore, STL cannot be perceived as a good investor. Besides, another participant in Ihemi village said that STL aids for water supply in the town is still insufficient, and few community members have found jobs.

These findings are in line with the results of Applebaum and Bratt (2014), Gospel and Pendleton (2014), and Daniel (2012), who found that foreign investors' privilege, economic parameters, shareholder value, and the pursuit of quick take over other destinations such as stakeholder relations, or societal and ecological concerns. Also, the findings are like the study by Chambati et al. (2018), who found that women's participation in out-grower schemes and employment opportunities at the Maragra Estate was meagre. The study findings are contrary with Freemanman (1984) in his stakeholder theory, who proposed that businesses should not function only for financial benefit; they should run for the use of both their owners and stakeholders, including the community.

4.5 Implementation of Investor's CSR in the Adjacent Community

It was also deemed essential to know how the community members perceive the implementation of the STL corporate social responsibility in the study area by considering several themes like awareness of the term CRS, social-economic contribution, investor–community relationship, environment protection, and the role played by local authorities in mediating the investment.

The study found that the community is aware of the concept of CSR, and the study found that STL contributed to the construction of schools in Ifunda village, a dispensary and denoted school desk in Muwimbi, provided water in Ihemi village and provided employment to some community members. However, something needs to be contributed to Bandabichi Village. The study found that there needs to be a better relationship between STL and adjacent communities due to land conflict, water, and economic conflict while the investor conserves his environment.

The findings of this study further diverge from the theoretical framework based on Freeman's Stakeholder theory (1984), which emphasizes businesses prioritizing the mutual benefit of owners and stakeholders, including the local community. In contrast, the findings reveal that more than 75% of the respondents disagreed that STL met their expectations, indicating a substantial misalignment between investor actions and community desires. This discrepancy underscores a clear divergence from the theory's principles, suggesting that STL's CSR efforts did not effectively address the community's socioeconomic expectations and needs, contrary to the stakeholder theory's ideals of mutual benefit.

4.5.1 Community awareness of investor's CSR

Here it was sought to know whether the community members understood the term investor's CSR. It was deemed essential to seek information on the awareness of the community on the investor's corporate social responsibility since only those who know the investor can confidently report on the endeavours of STL, including the project's implementation status.

Table 6: Community Awareness on Investor's CSR

		Frequency	Percent
Disagree		22	22.2
	Neutral	7	7.1
Agree		70	70.7
Total		99	100.0

Source: Field Data

The study findings revealed that 70.7% of the participants agreed that they were aware of the term investor's CSR, 22.2% disagreed that they were aware of the term, and 7.1% of the respondents did not know the term investor's CSR. The study found that the community near investment areas understands or knows the term corporate social responsibility. They know that corporate social responsibility involves the investor offering employment and social services and maintaining good relationships with an adjacent community. In explaining the term CSR in a focus group discussion and interview, one participant said;

Investor or the company is responsible for serving the community in dealing with different problems, such as water supply, roads, schools, and providing

employing for the surrounding community members. (Participant 5, in Muwimbi 15th May 2023)

CSR means that the investor is responsible for ensuring that the community near the investment area benefit and the village also benefit like in providing the social services and protecting the environment and to employ community members. (interviewee 6 in Ifunda, 22nd May 2023)

This implies that community members understand the term corporate social responsibility since they have tried to highlight some essential components of CSR, like employment creation to adjacent communities, offering social services, and maintaining a good relationship with the local community. Now that the community understands what CSR means, it is easy to know whether STL implements it. In justifying the above statement, the Ifunda village executive officer said:

...of course, the entire community here knows about this investor. You cannot find a person arguing that he knows nothing about STL. Even if they cannot tell you in detail, at least they will tell how this investor offers employment, social services to the community, and how he supports various community-based projects to the community around. (KI,23rd May 2023).

The findings of this study are related to those of Lu (2013), who found that critical issues in the journey towards wider diffusion and acceptance of CSR in Malaysia include current confusion over the meaning of CSR, prevalent use of CSR as a PR tool, mandatory versus voluntary CSR and the role the National Mirror Committee. Moreover, these findings are like the study done by Mader (2012), who found that awareness and interest related to CSR are growing in Tanzania. Also, the findings are supported by Bjørneseth and Curt (2017), who show that awareness and engagement in CSR are high among most employees. The findings of the study strongly concur with the theoretical framework based on Freeman's Stakeholder theory (1984), which highlights the importance of corporate social responsibility (CSR) and ethical practices for enhancing reputation and fostering positive relationships with stakeholders, including the local community. The study reveals that 70.7% of the community members are aware of the term "investor's CSR" and have a clear understanding of its components, such as employment creation, offering social services, and supporting community-based projects. This alignment between community awareness and the CSR concept demonstrates a strong concurrence with the stakeholder theory's

emphasis on responsible practices and positive relationships between businesses and stakeholders, validating the theory's principles in this context.

4.5.2 Socioeconomic contribution of STL to the community

In this study, it was also essential to know the social and economic contributions of Silverland Tanzania Limited to the adjacent community. The expectation behind this question was that knowing investors' social and economic contributions to the community allows us to know whether the investor implements CSR in the adjacent neighbourhood and how community members perceive that. The findings revealed that the highest contribution made by STL is providing 47.5% of employment opportunities. This means a lot of consideration for creating employment rather than other activities.

Table 7: Contributions of STL on the adjacent community

Contributions of STL to the community	Frequency	Percent
Creating employment	47	47.5
Contributed to dispensary construction	36	36.4
Contributed to school construction	32	32.3
Provided access to water	27	27.3
Provide Agricultural Training	25	25.3
Nothing has contributed to the community	21	21.2

Source: Field Data

The results in Table 7 show that less than half (47.5%) of the respondents reported that significant contribution made by STL to the adjacent community is the provision of employment; another opinion mentioned by many (36.4%) was the construction of dispensaries, 32.3% reported that STL finishing up a primary classroom, provision of access to water services reported by (27.3%) of the respondents, 25.3 % reported on the condition of agricultural training and 21.2% said that nothing was contributed to the community. The above was supported by an observation from VEO, who highlighted that: "STL enables access to water at Mgama highway in Ihemi village, but the water is not adequate because the village is too large" (KI, 14th May 2023).

These findings imply that the community is unsatisfied with what STL has contributed to them. Since few community members adjacent to STL secure employment and the majority are unemployed, just a few community members get access to water, and the prevalence of community members need more water. It was also revealed that in Ifunda Village, STL has participated in

building two classrooms, one for primary school and the other for secondary school, and has provided employment and chicken breeding education to some community members.

Therefore, STL should be perceived as a good investor since it has given something to the village. Also, it was noted that STL contributed only when the community asked for such; for example, in Muwimbi Village, STL has supported health services by constructing the village dispensary and donating twenty double-decker beds to students in a secondary school, and sometimes providing eggs to primary school students. One of the participants in the group discussion and another in the interview argued that;

Though STL employs some of us, sometimes it is discriminatory since we are paid differently while we perform the same job and see little benefit compared to the company's size. On the other hand, the contributions made to the community are two different things; they have not brought much development so that the people can appreciate him. (Interviewee 1 in Ihemi, 27th May 2023)

Some people are employed temporarily and others on a contractual basis. However, to get employment, it depends on who knows who. (Participant 4 in Ihemi, 29th May 2023)

These findings imply that sometimes there are difficulties in securing jobs at STL, and it was noted in the group sessions that workers were paid differently though they were performing the same duties. The findings contradict the National Employment Policy 2008, which aims to ensure effective utilization of the labour force in rural areas by improving agricultural production and productivity. The policy identifies areas for creating rural jobs and establishing agri-business and farming enterprises, thereby reducing rural-urban migration. This also contradicts the general objective of the agricultural policy of 2013.

The findings revealed that community members expect Silverland Tanzania Limited to instinctively consider community concerns in their decision-making processes and treat community issues as a priority without pressure. Failure of the STL to do so has invariably led to disappointment among community members and the proliferation of negative perceptions. You may find that an investor implements his responsibility only when the community begs him, and sometimes he may need to implement it. This may happen because STL's primary objective is

profitmaking while implementing CSRs is secondary. Though STL has been involved in some community projects in some villages in years past, the perception of the community members could still be better. For an international investor such as STL, its community involvement is expected to be widely acknowledged and visible to residents and visitors alike. It was noted that STL did nothing to the Bandabichi village, and explaining this situation, one participant in the focus group session said;

"We have so many things in which we as a community need support, but Silverland has never done so. Silverland did not help us in anything from social services like building a school or clinic, even bringing water to our village, agricultural input supply, or poultry keeping education. Hence, we perceive him as a bad investor"
(Participant 4 in Bandabichi, 20th May 2023)

These findings resemble those of Dheressa (2013), who found that the investment projects have no significant social benefits to the local communities, as measured by technological transfer, employment opportunity, crop production, and regional infrastructure development. Also, the findings are related to those of the study done by Degife and Mauser (2017), who found that the project had negative impacts on the local economy in terms of loss of grazing land, cropland, grassland, firewood, and water resources; all of which have negatively affected the local community.

Theoretically, these findings diverge significantly from the expectations of community members regarding the social and economic contributions of Silverland Tanzania Limited (STL) to the adjacent community. While community members had high expectations, the study reveals that only 47.5% of respondents reported that STL's significant contribution is the provision of employment. This suggests a notable gap between community expectations and the actual contributions made by STL. Furthermore, the construction of dispensaries and classrooms, provision of access to water, and agricultural training were also perceived as insufficient by the community members. These findings strongly indicate a divergence from the theory, particularly Freeman's Stakeholder theory (1984), which emphasizes the importance of fulfilling stakeholder expectations and fostering positive relationships. In this case, the community's high expectations and perceived lack of substantial contributions from STL demonstrate a significant divergence from the stakeholder theory's principles. The community members' disappointment and negative

perceptions further underscore this divergence, as they had anticipated more significant benefits and contributions from the investor.

4.5.3 Relationship between STL and community members

Under this sub-objective, knowing the current relationship between STL and local community members was deemed necessary. It is indicative that if there is a good relationship between STL and the community, the company's corporate social responsibility is implemented. If it does not exist, then the company's corporate social responsibility is violated. It was revealed in the study that the relationship between STL and the local community was poor due to the constant land conflicts, as explained by many respondents, as shown in Table 8.

Table 8: Relationship between STL and Local community

Items	Levels of measurement	Frequency n=99	Percent %
The presence of STL causes land conflicts	Strong Disagree	5	5.1
	Disagree	9	9.1
	Neutral	1	1.0
	Agree	15	15.2
	Strong Agree	69	69.6
presence of STL causes water conflicts	Strong Disagree	2	2.0
	Disagree	9	9.1
	Neutral	2	2.0
	Agree	57	57.6
	Strong Agree	29	29.3
The presence of STL causes other conflicts in the community	Strong Disagree	12	12.1
	Disagree	14	14.1
	Neutral	21	21.2
	Agree		
	Strong Agree	52	52.5

Source: Field Data

The findings revealed that 69.6% of the participants strongly agreed that STL in the community causes land conflicts. 57.6% of them agreed that the presence of STL resulted in water conflicts, and 52.5% of the respondents strongly agreed that the presence of STL resulted in other social matches like prohibiting community members from entering investors' unused area for collecting firewood and "Mikusu" (local natural fruits), as well as investors' tendency of not cooperating with the local community.

The findings imply that the current relationship between the local community and STL, described as poor, results from different community conflicts. This issue was also discussed with community officials. For example, the village executive officer said:

"The investor set up an electric fence between his property and the community area. There was a hill from which the community used to collect wood and local fruit, but the investor prohibited the community members from wood use after building a fence. If one trespasses the investor's place, offenders are taken to the police station" (KI2, 28th May 2023).

VEO observed that STL officials rarely cooperate with the village leaders. Being so, how can we perceive STL as a good investor? The study also discovered that STL had closed the main route used by community members to go to their farms. As such, the community must go around through another village. The study revealed a land conflict between the STL and the local community, resulting in a poor relationship. During an interview with the participants, one of them highlighted that:

There is a land conflict between the investor and the community. It seemed there was a trick in which the investor took a piece of village land. Assisted by the district commissioner, they came to assess and found that investors got part of the land. However, it was decided later that investor return the portion of land to the community. (Interviewee 4 in Bandabichi, 24th May 2023)

It was further noted that there was a land conflict between the investor and the local community. The STL took a piece of village land, but some people lost their land due to such a conflict; after the arrival of the regional commissioner, the dispute was resolved, and the people were given back their land. On the other hand, STL confessed that they had made the mistake of building a fence without leaving steps 5 through 5, said they would back the wall, and promised to carve another road.

The study also found discrimination in employment payment whereby STL employees with similar qualifications doing similar jobs were paid different rates. This was noted as a very frustrating factor for the employees. It was also pointed out that STL could allow community members to sell their produce to him, but under one condition, they must have ten tons and above. At the level of

analysis, this condition was complex for community members. Sometimes the community at Ihemi village needs to receive water for two weeks against what was promised, and the villagers could do nothing against STL because there is no contract between STL and the village.

The STL has also experienced conflicts over water use in Muwimbi Village, where they have an agricultural project. STL was granted government approval for river water use. When the investor did the plumbing, the citizens started complaining that if STL used their water, they would not have water; so, they stopped them; the government had to intervene, the permit holders came to the valleys, the people disapproved, the district commissioner offered education, but the people refused. Finally, the STL decided to sit together with citizens and notice that community was illegally using the water for irrigation in the valleys. Villagers had ploughed a large area, used the water from the river, and only spread it wastefully without any control or permission to use it.

These findings relate to the study by Muthone (2012), who found that the relationship between MNCs and the adjacent community was negative in Kenya. Also, the findings are relating to the study findings done by Degife and Mauser (2017), who found that the project has negative impacts on the local economy in terms of loss of grazing land, cropland, grassland, firewood, and water resources, all of which have negatively affected the local community.

The findings strongly diverge from the expectation of a positive and mutually beneficial relationship between Silverland Tanzania Limited (STL) and the local community. The study reveals that a significant majority of respondents (69.6%) strongly agree that STL's presence in the community causes land conflicts, while 57.6% agree that it results in water conflicts, and 52.5% strongly agree that it leads to other social conflicts. These findings indicate a substantial disconnect between the investor and the local community, suggesting that the company's corporate social responsibility (CSR) efforts have not effectively mitigated these conflicts or fostered a positive relationship. These results diverge significantly from the principles of stakeholder theory, which emphasizes the importance of maintaining positive relationships with stakeholders, including the community. In this case, the prevalence of land, water, and other conflicts demonstrates a clear disconnect between the investor and the community, indicating a significant divergence from the stakeholder theory's principles. Also, the conflicts reported, such as land disputes and restrictions on community access to resources, further highlight the poor relationship between STL and the local community, which contradicts the expectations of a harmonious and

mutually beneficial coexistence. These findings also align with the study by Degife and Mauser (2017), which found negative impacts on the local community due to the project's presence.

4.5.4 Environmental protection

One of the components of corporate social responsibility is environmental protection. In this study, knowing whether STL protects the investment environment was essential. It was observed that NEMC usually does an ecological assessment impact and provides information, especially after doing an environmental assessment impact study, then informs community members about the current and new projects expected to be launched by STL. The NEMC findings should generally include items as provided in Table 9.

Table 9: Environment protection by STL

	Frequency n=99	Percent %
Planted tree	89	89.9
Use best farming practice	75	75.8
No environmental pollution	61	61.6
No excess burning	57	57.6
Still have wildlife	51	51.5

Source: Field Data

Table 9 shows that 89.9% of the respondents said STL has planted trees in their areas, other 75.8% said that STL uses best farming practices, 61.6% said there is no environmental pollution, 57.6% said that there is no excess burning, and 51.5% said that still have wildlife.

The findings imply that STL is serious about protecting the environment by planting trees and using best farming practices since there were no complaints from the community on environmental destruction, as the STL recently planted trees in his area. It was found that STL is a good partner for ecological conservation. This is supported by Village Executive Officer and one participant in a focus group discussion who said:

There are no complaints about STL on environmental issues from the community, but what I know is they are so friendly for environmental protection. (KI2, 21st May 2023)

I have not heard any complaints; Silverland is a major stakeholder in conservation. Sometimes we find it as a good example because even some wildlife, such as rabbits, is still there, wherein in our case, you cannot find

them. STL also prevents vegetation burning. (Participant4 in Ifunda, 13th May 2023)

These findings imply that STL is very sensitive to the protection of the environment. These findings contradict Dheressa (2013), who found that the investment project has adverse environmental effects, as demonstrated by the clearing of vegetation cover, depletion of water resources, and soil degradation. This also is contrary to the findings of FAO (2014), as the study found that reduced access to natural resources and the loss of livelihoods are likely to generate local opposition to the investment. These controversial findings might be attributed to contextual differences between Ethiopia, where Dheressa (2013) conducted his research, and Tanzania, where STL is found.

4.5.5 Role of the local authorities in mediating investment between STL and the Local Community

The study further sought to know the roles that local authorities play in ensuring a proper link between investors and the community. In the study, it was found that the central government plays a significant role in mediating the investment and creating a favourable environment for investors by assisting investors in obtaining all necessary permits, licenses, and all other matters required by the law for a person to set up and run a business. When the key informants were asked about this, they responded that local governments, especially in the village, are not much involved in mediating the investment. On the other hand, the central government needs to follow up with the local community to know if they have acquired their rights; to some extent, the local authorities at the village level are not honest with the investor.

The local authority, via the central government, initiates and supports measures to enhance the investment climate for investors. Also, it advises investors upon the availability or suitability of partners in joint-venture projects, again assisting all investors in obtaining all necessary permits, licenses, and all other matters required by the law for a person to set up and operate an investment provider and administer investment sites or land. This was witnessed by Ward's executive officer, who said;

“Let us take one example of the statutory board TIC. TIC provides all necessary permits such as work, residence permits; licenses, e.g., trading licenses, industrial

and business licenses and registrations such as patent registration, and company registration, which are done under one roof" (KI in Muwimbi, 16th May 2023)

It was also found that local authority plays a more significant role in maintaining peace and security between STL and the community. For example, in a conflict between STL and the community, the government via DC and the minister of land and settlement take the lead in resolving it, listening to the concerns of investors and the community working for them.

Moreover, it was reported by STL Human Resource Manager that the village-level officials are supposed to be honest, especially when they sign the application for the job, because you may find that a letter shows the job applicant is a resident of a neighbouring village but is not. As a result, the locals complain that they are missing employment. Again, he added that there should be good communication at all levels of local authorities between the village level and central government.

These findings imply that the central government plays a more significant role in creating a favourable and attractive environment for foreign investors through TIC, and sometimes it leads to conflict resolution between the local community and foreign investors. On the other side, the village government are not much involved or do not participate in the various matter concerning investment issues. It was also noticed that some village government leaders needed to be more honest, and there needs to be clear communication at all levels of local authorities between the village level and central government.

These findings are like the study findings of German et al. (2013) on processes of large-scale land acquisition by Investors, who found that local governments play an active role in foreign investment in national economic development. The findings strongly suggest that STL is committed to environmental protection, with high percentages of respondents reporting positive environmental practices. This aligns with CSR expectations and portrays STL as an environmentally responsible investor. The government's role in mediating investment and conflict resolution underscores its importance in facilitating responsible investment. These findings diverge from negative environmental impacts seen in some studies, highlighting STL's efforts to align with global sustainability goals and avoid conflicts with the local community.

5.0. Conclusions and Recommendations

5.1 Conclusion

Based on the study findings, several conclusions can be made. Firstly, Community members residing in the villages of Ihemi, Ifunda, Muwimbi, and Bandabichi are well-acquainted with the current foreign agricultural investor operating in their vicinity, namely Silverland Tanzania Limited (STL). These community members clearly understand STL's primary business activities, which encompass crop production and poultry farming. Additionally, it is recognized that STL is responsible for executing its corporate social responsibility by contributing to local social services and offering employment opportunities to the neighbouring population. Despite this awareness, community members hold predominantly negative perceptions of STL's business activities due to their perceived lack of practical involvement in these endeavours. The community's prevailing sentiments centre on a desire for increased engagement and participation in STL's business operations.

Regarding expectations from STL, the research findings underscore the community's primary aspiration for socioeconomic improvement through enhanced employment prospects. While the STL has provided some employment opportunities, there remains a demand for more substantial contributions. The community continues to look forward to a more robust fulfilment of these expectations in the future. Additionally, there is an anticipation for increased involvement of STL in community development projects, as the current participation has yet to be strongly felt.

Regarding implementing the investor's corporate social responsibility (CSR) within the adjacent community, respondents acknowledge the concept of CSR and recognize that STL has positively impacted the socioeconomic landscape, mainly by providing employment and supporting socioeconomic activities. However, disparities exist among villages, with some receiving no contributions from STL. A strained relationship between STL and the neighbouring community arises from land, water, and employment conflicts, contributing to negative perceptions. The study underscores the role of the central government in fostering a favourable business environment and supporting investors, often at the expense of scrutinizing their contributions to community welfare.

5.2 Recommendations

Based on the study findings and conclusions thereof, the recommendations need all stakeholders (government, both local and central), STL, and the local community to be involved accordingly as follows:

Given the potential economic benefits that foreign agricultural investors can bring to emerging markets and low-income groups, it is recommended that the central government devises policies aimed at facilitating the entry of foreign investors who demonstrate clear indications of how their activities will contribute to the enhanced socioeconomic status of the community. Simultaneously, local government officials should uphold transparency and accuracy when endorsing job applications, ensuring applicants reside in neighbouring villages to minimize complaints of missed employment opportunities. Effective communication across all levels of government is essential for cohesive implementation.

Furthermore, Silverland Tanzania Limited (STL) should recognize that successful foreign investors often thrive with support from the local community. To foster community backing, STL is advised to involve the community in project discussions, address contentious issues through transparent dialogue, and enhance the technical expertise of local wage workers through training initiatives. Encouraging youth skill development for job creation rather than just seeking wage labour at the foreign agricultural investment (FAI) would also contribute to positive relations and local support.

Conversely, the community should acknowledge STL's profit-driven objectives and appreciate that wealth creation is paramount. Engaging in diplomatic dialogue, community leaders should represent and advocate for community interests while recognizing STL's priorities. Diplomacy should guide their interactions through suggested linkage committees. Additionally, the community should proactively address its economic shortcomings by crafting feasible investment proposals for various stakeholders, reducing dependency on STL employment. Educating the community about the investor's role and limitations is crucial, dispelling the misconception that the investor's presence alone solves all community problems. Equally, the village government should educate community members about respecting the investor's boundaries and location.

5.3 Limitations of the study and Areas for Further study

About this study, several avenues for future research are suggested. Firstly, investigating the governmental role in regulating the influence of foreign agricultural investments (FAI) within host communities could provide insights into incorporating community and national social interests within Tanzania's economic policies and their resultant effects. Secondly, exploring the effectiveness of collaborative efforts between communities and investors in promoting sustainable community development emerges as another viable research area. As Tanzania experiences a surge in local and foreign investment, delving into the potential of collaborative support as a sustainable mechanism for community growth could yield valuable findings.

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