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Land use conflicts in North West region: The case opposing the Mbororo pastoralist and the indigenous crop cultivators in Tubah Sub division

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Abstract

Since independence, Cameroon has been searching for appropriate conflict management approaches to deal with the numerous and apparently intractable conflicts between states and among ethnic groups over the ownership and exploitation of natural resources. In Cameroon, conflicting claims regarding rights to the management of natural resources have, over the years led to inter-ethnic conflicts and disputes between communities, especially on food crop and livestock farmers, aggravating the poverty situation in rural areas. In attempts to resolve resource management conflicts between rival groups, the approach adopted by the modem state is highly centralised and mostly top-top without due consideration to the historical and cultural systems and values of the indigenous communities that constitute the country. Although some farmers have struggled to enjoy their right to use land, a culture of acknowledging their right to control land during land contention is yet to take hold. In some instances, the laws continue to be disregarded in favour of wealthy cattle glaziers against farmers' right to own land.

This work advocates for community participation in designing natural resources management strategies and harmonisation of the conflict management systems of indigenous communities with those of the modern state to provide a lasting solution to the incessant conflicts over resource exploitation to ensure peaceful co-existence. Such measures would contribute to improving the managerial, organisational and income-generating skills of community members to tackle the rising incidence of rural poverty and human depravation.

Keywords: Land use conflicts, strategies, the Mbororo pastoralist, crop cultivators, Tubah Sub division, Cameroun

Introduction

Land is generally considered as bedrock of human existence as from creation, man is considered to have been made from dust, his/her survival depend largely on land one even after life on earth, and land is the transit point to the world beyond (Robert Nso Fon and Musa Ndamba 2008). Geographically, land is fixed in supply and the world at large is made up of 30% of land surface. This therefore raises no doubt as to why there exist numerous lands conflicts. In Cameroon and the North West Region in general with particular interest in the Tubah sub division is not an exception to these conflicts over land use because of it natural potentials. Land is the main source of conflicts between its occupants across the world. Land per say is not the problem but the various activities carried out on the land, pose a serious problem amongst land users.

Land use refers to the use made by human beings on the surface of the earth (Clark, 1990). Mannion (2002) defines land use as a term which reflects the function of land units, notably the human use, which often has economic significance. Land use is a direct manifestation of human endeavour, thus land use is usually used interchangeably with built environments. Though different in meaning, their differences are difficult to emulate. Thus built environment refers to the way we have developed land, while land use refers to how that developed land is used. Land uses are dynamic thus changes occur constantly on temporal and spatial basis as a consequence of natural and or cultural stimuli.

These land uses are divided into more specific uses, such as Agriculture, Commercial, Residential, Administrative, Recreational, Industrial, Natural and social land uses. These put together constitute what we mean by land use types or land use patterns.

Types of land use arise naturally in a culture, through its customs and practices. Tubah, having its own culture has its own land use types, such as Agriculture, Commercial, Residential, Administrative, Natural and Socio-Cultural land uses. These land use types in Tubah tend to conflict against each other. Though Tubah is recognized as a rural area, it has both rural and urban land uses. With these conflicts there are usually two or more land use types in a particular area. Land is used for different purposes such as agriculture, education, commerce, residential. administrative purposes. Where these conflicts occur, power, wealth and survival are measured by ownership and control of land as a vital need for sustenance. (Kaberry 1957).

The North West Region of Cameroon and Tubah sub division is not an exception to the numerous land use conflicts. These conflicts stem from the fact that the population of this region is rapidly increasing (geometric rate) oppose to land which is fixed in supply. Also, due the intensification and divergence use of land for different purposes, inadequate legislature guiding the ownership and exploitation of national land.

Moreover, because of classification of citizens on different bases for example as the case of farmer- grazier conflicts the mborroros are considered as strangers in Cameroon and thus the indigenous crop cultivators find it easy to encroach into their grazing land (Robert NsoFon and Musa Ndamba 2008). There is also poor or lack of demarcation between farming and grazing lands. All these together with other geopolitical implications make land use an inevitable source of conflicts in Cameroon and the North West Region with the Tubah Sub division as major centre because of its natural potentials.

The major land use conflicts in Tubah are witnessed between farmers and residential or settlement land, farmers and graziers. The latter is so common because the mbororos, whose major occupation is pastoralism, makes up a large population of the Tubah Sub Division.

This study is base on a number of objectives which hopefully will attain the set goals and consequently have far reaching repercussions on the people of Tubah decision makers and Cameroon as a whole .This work is expected to;

- Serve as a manual to local resource users or stake holders in land resource exploitation .Hence municipal authorities through this study will educate the local population on the sustainable management of the resources on land so as to ensure existence of these resources in the near future.
- Serve as a working document to policy makers on matters relating to land use and conflict within the context of sustainable and management both within Tubah Sub Division and beyond.
- Serve as an additional data bank to researchers especially in this branch of the study .The study will therefore stimulate further research on land use and land use conflicts especially farmers-glaziers conflicts. This because much attention has not been paid to this branch of study.

Methodology

Tubah Sub-division created in 1992 by a presidential decree No 92/187, is found in Mezam Division of the North West Region of Cameroon. Geographically, Tubah lies between latitudes $5^{\circ}59''$ and $6^{\circ}10''$ North of the equator and longitudes $10^{\circ}10''$ and $10^{\circ}15'$ East of GMT.

Tubah Sub Division is made up of four main villages namely; Bambui, Bambili, Babangki-Tungoh and KedjomKeku and three other smaller villages Finge, Baforkum and Sabga. It is situated some 15km from Bamenda Town. This area is bounded to the North by Belo, West by Bafut Subdivision and South West by Bamenda Central Subdivision and to the East by Babessi Sub division.

The methodology of this research relates to two different techniques data collection and data analysis.



Fig 1.1: The location of Tubah Sub Division. **Source:** 1992 Administrative map of Cameroon

Data Collection

Both primary and secondary sources are employed for the collection of relevant data. Primary sources of data collection include field work. This is achieved through the administration of questionnaires to farmers and graziers of Tubah, and to the administrators' (the Delegation of Town planning and land tenure, Council and Delegation of Development authorities). To the residence of Tubah, the questionnaires designed for them were aimed at obtaining information on the use to which their land is put and possible conflicts encountered. While the questionnaire designed to the authorities mentioned above is aimed at the investigating various land use planning and zoning regulations present, possible land use conflicts and how they are resolved and whether defaulters of land use and zoning regulations are fined. This is achieved through random sampling as to give each resident a chance of been selected to respond to the questionnaires. Interview with

prominent authorities like the Fon, Ardors and quarter heads of in the various localities of Tubah was conducted. Another primary source is maps of the study area.

Secondary sources of data collection would constitute published and unpublished articles, text, journals, and appraisal of library source materials. The internet is also consulted for the review of the relevant literature pertinent to the study.

Data Analysis

Description and statistical techniques were used to analyze the collected data. The descriptive statistics shall constitute tables, percentages while statistics presentation shall encompass the use of the student t-test to verify hypothesis.

Results and Discussion

This section examines the various land use types of Tubah Sub-Division, which include: farming, grazing, residential, World Wide Journal of Multidisciplinary Research and Development

commercial, administrative, water sheds, and eucalyptus plantations. How some of these lands use type's conflict against each other, as well as how these lands use conflicts affects the development of Tubah.

Farming

Traditionally, farming has always been (and stills remains) the main livelihood of the people of this region. The most common use of land in agriculture is for food crops (maize, cassava, cocoyams, beans, Irish potatoes, and sweet

potatoes). In this case, the land use directly relates to the soil potential of the area. The area around home states is usually used for growing of food crops in order to sustain livelihoods. Farmers put together many types of crops on the same piece of land, which is a strong indication of conflict within the same piece of land. They also exploit any available small space between constructed areas. Farms in the rural areas generally range from 0.2 ha to 2 ha in size (BEDEVCONSULT, 2005).



plate1.1: farm lands at the various localities of Tubah Source: Abdul Adamou II 2015

Grazing

Grazing is also one of those activities in which land has been put to, in Tubah Sub-Division. These grazing activities are mostly carried out in the outer districts, like Sabga, Chuku and Yoruba (small Babanki), Ntath (Bambili), kekong, Nwoh kefem (big Babanki),extension B, Laide and Bafukum(Bambui) given that grazing needs to be carried out in large sizes of land covered with thick turfs of grass, this activity cannot be carried out in the inner districts, where most of the land has been utilized for human settlement. At first, this grazing activity was carried out by the Mbororo's and the Moslems but today, the indigenous people have greatly embarked on it for its economic value.







Plate 1.2: cattle grazing in Tubah Source: Abdul Adamou II 2015

Grazing activity involves the rearing of cows, goats, sheep and horses. Grazing in Tubah is very important, as it produces much meat for the region, especially cow beef and goat meat which enriches the protein intake of the residents of Tubah. Also, cows grazed in this region are bought and transported to other regions, such as: Bamenda, Douala and Yaoundé. About 460 ha of land are put under grazing in Tubah Sub-Division.

Residential

Land for residential purposes is also of great importance. New buildings are dotted everywhere, especially in areas which have been officially designated as residential areas, like Bambui residential area. In the inner districts of Tubah, such as Bambui and Bambili, there is little or no space for farming, as residents have occupied most of the space. Unlike outer districts, where there is ample space as a result of limited buildings for habitation. The projected number of households in the inner districts by the year 2010 is anticipated at 13,000 (PURI, 2000). It is worth noting that, many years behind, the settlement pattern of Tubah followed a vertical flow, but today, there is a new pattern of residential area development in Tubah. Settlements are now following a horizontal growth pattern.

Commercial

Tubah is properly decentralized when it comes to commerce. Many areas in Tubah have been designated strictly for commercial purposes. Bambui and Bambili are the main commercial centres Tubah as well as other subsidiary commercial centers such as the small Babanki with three markets and a cattle market. These are strictly commercial areas, where very little is processed and produced but almost everything is sold. Commercial activities in these areas range from the sales of products of local origin, which mainly comprises of agricultural products (beans, maize, potatoes and plantains) and the sale of imported processed goods mainly food items, semifinished and finished products which are manufactured out of the area. Common items imported for sale includes processed spices (salt, Soya beans, oil, additives to food), ordinary food items (rice, smoked and frozen fish), and processed food items, industrial goods (cosmetics and toiletries, fashion items).

Administrative

In Tubah, a portion of land has been designated as an administrative area. This administrative area of Tubah Subdivision. This administrative area is characterized by various offices, especially the Delegations of various Ministries, as well as the court, council, treasury, gendarmerie and the police station. Thus, most of the land within Tubah is utilized for administrative purposes, through the construction of administrative buildings.

Conflicting Land Use Types

Different types of land uses do exist in different regions across the globe, Tubah not being an exception. These land uses are bound to conflict against each other if proper care is not taken. This usually results from the fact that people have different objectives for land as a resource, thus when these different objectives meet over a particular piece of land, conflicts are bound to occur. Many land use types do conflict in Tubah. The next few paragraphs will look at some of these conflicts.

Farmer–Grazier Conflicts

Farmer–grazier conflicts are a major cause of concern in Tubah Sub-division, especially in the outer districts such as: Sabga, Babanki big and small, Bambili village and Bambui. Farming and grazing really need large hectares of land for their activity to be practiced, especially grazing Cattle rearers usually face a lot of problems in catering for their cattle, as grazing land is very limited. Thus, not enough to sustain the numerous cattle, given the fact that, the approximate number of cows (Cattle) in Tubah is 5,200, and land for grazing is about 460 hectares (Delegation of Agriculture, 2015). This high number of cattle in Tubah is explained by the fact that, this grazing activity is now carried out, virtually by the entire population. Unlike many years ago, that this activity was carried out only by the Mbororo's (Fulani), who are the pioneers of this activity.

Thus, with this, grazing land becomes very scarce to carter for the increasing number of cattle. This result to herdsmen allowing their cattle to wander about in search of pasture, theses cattle eventually end up into people's farms, in which the results are usually the destruction of farm products such as maize, beans and potatoes. This is the case with farmers in small Babanki and Sabga, often spend their time in court, solving farmer-grazier problems. On the other hand, good farm lands have become very scarce, thus farmers tend to search for it in virgin forests and faraway from the village in hollow frontiers. in most cases farmers tend to utilise grazing lands which goes a long way to accelerate the conflicts. These areas quite often are situated in the middle of grazing land, used by the Fulani (Mbororo's) pastoral tribe on traditional grazing rights. These rights are given by the Mbororo Chief (Ardor), thus, conflicts arise as farming encroaches into the grazing land.

Residential–Farming Conflicts

Residents of Tubah depend greatly on farming as their source of livelihood, as it is from these farms that they obtain food products. With this, the residents of Tubah utilize the small plots around their homes as farm lands. On the other hand, they cannot do without shelter, as it holds everywhere in the world. Thus, they greatly need land for the construction of their homes. Since shelter and farming are basic necessities to humankind, they strive for both at the same space. Firstly, they get a piece of land, of their own, which is followed by the construction of a house and the free land left beside the house is used for farming, from which the result is always access to a variety of food products. With time, as a result of increasing population, these farms around the houses become very small to sustain the family. With this pressure, the residents of Tubah tend to expand their plots, which sometimes lack "land pillars" which demarcates the boundaries. Thus conflicts between farming and residential use of land are prone to take place. This is usually what obtains in the Bambui.

Watershed–Farming Conflicts

The services of the National Water Corporation (CAMWATER) are absent in the region. As a result of this, Tubah has several water schemes, with the main one being the independent or community Water Authorities. These catchment areas are usually very fertile areas, with well aerated and moist soil. Thus, the residents of Tubah frequently intrude into these areas to farm, given the fact that outputs from these areas are usually very high. Farming and grazing activities in watershed areas pose a lot of problems, as these results to a reduction in the quantity and quality of water supplied to the population. This is exactly what happens to the population of Tubah, due to watershed farming conflicts, especially in the lake Bambili catchment area.

Watershed–Grazing Conflicts

A watershed in its very nature embodies a spectrum of natural resources on which humanity depends (Suiven, 2008). These resources include water, land, on which agriculture is practiced, pastures for grazing and forest. With these resources that exist in watersheds especially water and pasture, most cattle and goat rearers tend to graze their animals mostly around the catchment areas of Tubah, especially in the Tunibah(extension B) catchment area and subsidiary catchment areas like Bambili lake area.Grazing in watersheds brings about numerous problems, which include the drastic reduction of quantity of water, vegetation around these areas is greatly affected, also over trampling affects the soil by reducing the infiltration capacity of the soil.

An Inventory of Farmers' Grazers' Conflict

Keeping the fact constant that this has always been a problem to tackle the researcher used some certain methodologies to gather the vital information that facilitate analysis in this chapter. His method involved the use of questionnaires first to farmers and grazers and then to the local authority heads like administrators, quarter heads and Ardos.

This warranted him to strategise on the number of questionnaires to distribute and the context of his interviews to the traditional and local administrative heads concerned. In this wise he was able to create a mental radar of the context of his research.

As has been mentioned above he censured the views of farmers and grazers in Tubah by administering 40 questionnaires to the both parties.

Logically he administered 25questionaires to grazers on but additional 3to intensive cattle grazers in both localities but the impact was felt when the reached the IRAD research centre of Bambui (at extension B following the same earth road that link to the Ndawara High Land Tea Estate on Boyo division).he again administered 16 to farmers in the localities of Sabga, Babanki Tungo and Kejum Kehkuh, Bambui and Bambili with each locality having 4 targeted farmers to deal with.

In other situations I had to look at the views of those who did a mix of the two activities and some other petit businesses since I think it could be possible to easily come out with a cost related analysis of the farmer grazer conflict from their views. But Leave that aside Iam not yet there. So I administered 11 to them. Distributed in all of the localities concerned from all of these illustrations it was possible for me to come out with a series of statistical analysis.

Equally to concretize the views that had been laid down though without tangible proof i had to visit the regional delegation of MINEPIA for the North West where I got alot of facts pertaining to the study Later on I dive on to the sub divisional officer for Tubah where I was ushered into their archives for me to see to see for myself what they had in stock as far as the farmer grazer conflict situation is concerned within Tubah. Here I had a tete a tete discussion with the chairman of land consultative board of Tubah who equally opened another door way of information to me but was based on national laws governing land management in Cameroon. This is something I think I will like to amplify in the future when this pierce of work must have taken an upward thrust. That not with standing I was granted the opportunity to have a glimpse on the documented damages relating to farmer grazers conflict. In this it came to my realisation that there are a vast number of cases that are not reported or documented at all simple because no one could lay hands on the perpetrators, administrative bottle necks, negligence and easy negotiations between the parties involved. In this direction I was made to understand that reported cases on farmer grazer conflicts made about 49% of the total cost and expenditure involved.

Evaluation of Cost Registered Damages.

Cost of Destruction by Cattle.

500000

0

To be able to make an inventory on this aspect the

following premises were taken in to consideration.

- farm size
- Crop density

2014



Table 1.1: cost of destruction by cattle

Fig 1.2: bars showing total cost and years on damages by cattle Source: Abdul Adamou II 2015

2013

As can be illustrated above on figure 3.1thhere is an enormous damage inflicted on to the farmers from cattle. This has been on a constant increasing trend from 2011 but that of 2015 is in complete based on the time I collected this data from the local authorities and from farmers and grazers in the field (that is in April). But by the end of the year Iam very sure it must have escalated because Tubah is amongst one of those regions in the north west region that is experiencing one of the highest population growths. This comes with its own implications like the constant demand for beef and food crops to feed the ever increasing mouths coupled with the fact that this area is a zone of high concentration of academic institutions.

2011

2012

An evaluation of the cost of damage on cattle to the grazer

2015

This section requires me tom look at the total losses that the grazer makes as a result of the fact that cattle are being targeted by farmers since they mostly associate the destruction of their crops to cattle. In this light therefore once they spot any cattle around their farms they tend to use the weapons at their disposal to cause harm or to kill the cattle. In this wise I shall be looking at the total can emanates as a result of the recorded cases of cattle deaths in Tubah and then try to bring out an estimated sum of the monetary value. This can be shown in table 1.2 and buttressed by figure 1.3.

Total number of cattle deaths and cost on the grazer

Table 1.2: cattle deaths and cost to herders

Years	2011	2012	2013	2014	2015
Cattle death	5	9	15	22	25
Cost to herders	900000	1680000	2700000	3960000	4500000





World Wide Journal of Multidisciplinary Research and Development

As shown in the illustrations above there a tremendous increase in the deaths of cattle beginning from 2011- 2015 all this orchestrated by the fact that there are too many mouth to feed which brings about a competition on the available land as proposed by Howard in his tragedy of the commons because we all strive to succeed.

To remedy the situation most farmers and grazers have resulted to the construction of fences. But rather farmers build their fence around their farms and grazers have built fences where their cows sleep so in the cover they cannot go in to farms to cause destructions. This can be seen in plate 1.3.



Plate 1.3: illustration on current farming strategies aimed at reducing crop destruction and cattle deaths. A= FARM FENCE B= CATTLE FENCE Source: Abdul Adamou II 2015

Equally in some cases farmers and grazers have leant to live in coexistence as can be shown by plate 1.4 below



Plate 1.4: farmers and cattle coexistence. Source: Abdul Adamou II 2015

In the farm above grazers and farmers carry out their various activities at the same locations but at much defined extents. Plate A=cattle on a section of the same farm and B vegetables another section of the same farm but the two symbiotically related in terms of the out and input chain.

Evaluation of the total cost on the encroachment of grazers into farming land

This section shall be dealing with data gotten encured by the farmers as a result of the encroachment of grazier into farming land all caused by population pressure on the available land keeping the fact constant that Tubah sub division is one of those divisions with the highest annual population growth rates in the north west region.

Table 1.3: Total annual cost paid by graziers as a result of encroachment

yrs	2011	2012	2013	2014	2015	Total
Number of cases	03	05	06	08	03	25
Cost of damage	500000	850000	335000	900000	1500000	4085000
Someon Abdul Adaman II 2015						

Source: Abdul Adamou II 2015



Fig 1.7: total annual cost of graziers encroachment. Source: Abdul Adamou II 2015

From the above analysis it is clear that farmers and grazers get the blows hard on either sides but the grazers get the most hit because some they bear the cost alone and in some cases in the anguish they equally encure some material losses like burnt houses, and dead cows. In this light therefore the both parties have resulted the problem by clearly defining their boundaries with fences which varies from region to region as can be shown below in plate 1.5.



Plate 1.5: types of farm and cattle fences Source: Abdul Adamou II 2015

Evaluation of the total cost of property destroyed

This part of the data was obtained from administrative data. In this case I had to go to the divisional officer for Tubah and to the gendarmerie base in Tubah to have an estimate of the total recorded cost of property destroyed by mob justice on the mbororos community during an attack from the local farmers and other land users in the case of cattle intrusion in to farm land or other landed property in Tubah. This can be represented below in table 1.4

Table 1.4: annual cost on property	destruction and localities in Tubah
------------------------------------	-------------------------------------

Locality	Property destroyed	Estimated cost (Fcfa)
	2Fences, intrusion in to	
Bambili	grazing land, destruction	505000
	of improved pasture land,	
Small	Aforms 2 fonces 3 houses on both sides	1000000
Babanki	4tarnis, zrences, shouses on both sides	1000000
Big Babanki	18 boundary palm trees, destruction of pasture and a fence	800000
Bambui	4 fences, destruction of 2 improved pasture fields and crops destroyed	
Sahaa	Destruction of property, spraying of chemicals over natural pastures, destruction of crops, a fence and	
Sabga	destruction of grazing land	900000

Source: field work 2015



Fig 1.5: cost of property destruction per locality in Tubah Source: Abdul Adamou II 2015

The above analysis has mostly dwelled on registered cost of damages made to the users of the grazing land in Tubah sub division. But as i enquired from the field a majority of the total cost encured by both parties is not registered because of administrative bottle necks, easy negotiations between both parties, and the lack of knowledge on who the perpetrators were or are. All of these are cost which needs to be looked at since in most cases negotiations are always involved by both parties but it is not documented any where in either council, local authorities or in the investigation department of the gendarmerie force for onward inclusion in to the total cost of expenditure on farmer grazer conflict in Tubah. In other to be able to come out with the total cost of unregistered damage, I will first of all do a run down of the total cost of registered cost or expenditures and then established a percentage which will aid me in establishing hypotheses that I will use in coming out with the total unregistered cost of the conflicts.

The total cost of registered cost is **225920000** as the total registered cost from 2011 to part of 2015. This amount as recorded in the above mentioned administrative quarters represents just about 48% of the total cost involved in both cases of conflict in Tubah but the method they used in getting this data was not revealed to us.

From the above premise in other for me to be able to come out with an estimate of the unregistered cost, I will state that as a sub hypothesis,

Every unregistered damage is the same as the registered damage. This will imply that, total cost of damage from 2011-part of 2015, **225920000**

225920000÷48×52=<u>244746666.7fcfa</u>

This analysis clearly shows that the registered cost constituted a very minute proportion of the total cost of damage involved in both cases.

The hypothesis that "An ever increasing population result to an increase in demand for land in Tubah" is tested using the student "t" test. Given that there is available data on the population of Tubah and land demanded, as illustrated.

Table 1.5:	population	evolution	in	Tubah
	population	•••••••••		

Year	Population (x)	Land Demanded in Hectares (y)
1975	12,533	30
1985	33,353	70
1995	53,735	85
2005	95,000	122

Source: field work 2015

The major hypothesis to be looked at will be hypothesis two since it clearly show farmer grazier conflict projections in easily in Tubah.

Null hypothesis (Ho): Increasing population results to increasing demand for land in Tubah.

Alternative Hypothesis (H1): Increasing Population does not result to increasing demand for land in Tubah.

With the degree of freedom of 6, at 0.05 level of significance, the table t test is 2.45. Since the calculated t – value 0.5 is less than the table t- value 2.45, the Null hypothesis is accepted. Thus, increasing population results to increase in demand for land in Tubah. The increasing population of Tubah has posed a lot of problems to the region, as people tend to request land for different purposes, especially for farming and for building. Conflicts eventually arise when these different use for land clash on the same piece of land, thus land use conflicts.

A lot of findings were envisaged during the field survey. Some of these findings were directly related to the main goal of this research, the impact of conflicting land use types in the North West region the case of opposing pastoralist and the indigenous cultivators in Tubah sub division.

It was revealed that farming and residential are the most dominant land uses in Tubah. When the residents of Tubah succeed to construct buildings, especially for shelter, they convey the available space around these buildings to farms, given the fact that the government has done nothing to demarcate land, for the various land uses, especially for farming. This situation greatly accelerates land use conflicts.

Also, the field work revealed that, conflicts within Tubah sub division are usually farming–livestock conflicts while farming in the outskirts of Tubah are mostly farmer–grazier conflicts and farmer–farmer conflicts.

Poor transport network (bad roads) resulting to high cost of transportation, farmer grazier conflicts, explains why residents of tubah sub division have very little access to the farm products produced out of Tubah sub division, as these products get bad in farms, as well as low yields due to destruction of crops by cattle.

Also, it is proven that watersheds are very fertile areas, thus greatly facilitate the production of vegetables, especially huckleberry. With this, the population cannot avoid these watershed areas, no matter how they are been restricted.

Laws, regulations governing the transfer, ownership, sale

and purchase of land are quite inadequate or vague with many loopholes, which are being exploited by the residents of Tubah. This eventually results to an increase in the number of land use conflicts.

It is also clearly proven that, the traditional rulers, such as the quarter heads and Ardos, and even the Fons within Tubah, have the notion that they are the owners of the land. Thus, they tend to issue this land out in their own liking. As a result of this, conflicts are bound to arise, as most often land is sold to two or more persons.

Traditions within Tubah states that "Land should be controlled by the male child, thus inheritance This law greatly hinders development, as women capable of promoting development, hardly have access to land of their own. Also, traditional laws, especially those that clash with administrative laws on land use, country Sundays and areas designated for traditional sacrifices (Shrines), greatly hinder development of the region. A good number of the residents of Tubah hardly obtain land certificates (Titles). As a result of this situation, they build haphazardly, causing the town to look scattered, due to the fact that they do not seek for permission from the right authorities before building.

Conclusion

From the study, it is very obvious that conflicting land use types greatly hinders the development of Tubah. Any land under conflict can hardly be developed. Thus, it is very essential for land use conflicts to be resolved and prevented. Hence, the following hypotheses were tested.

"Poor zoning regulations and laws are responsible for conflicting land use types in Tubah". From questionnaire analysis, this hypothesis was accepted. The respondents agreed of the fact that, the authorities concerned, have done little to designate various land uses at appropriate locations, thus land use conflicts in the region is as a result of poorly implemented zoning regulations and laws.

Another hypothesis was "An ever increasing population result to increase in demand for land in Tubah". Again, this hypothesis was accepted, following the calculation, through the student t-test. The population of Tubah has been increasing at a very drastic rate, for the past 30 years, leading to high demand for land for residential, academic, economic and farming purposes. This situation had led to the scarcity of land in the region, as only 790 hectares of land is available for housing in the 4 inner districts of Tubah.

However, field evidence reveals that, in spite of the continuous land use conflicts, several attempts have been made to mitigate the devastating scenario. Though there has been some reluctance by the residents of Tubah to abide to these laws and regulations on land use. Not withstanding, if these zoning regulations and laws are practically implemented and the authority stand firm by it, land use conflicts will drastically reduce in the region for FLORENTINO MOSQUERA (1994) cited in LAMBI (2000) that "The land is our sustenance". Thus, if land is in conflict, so we are. This situation greatly calls for a sustainable land management.

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