

# Resettlement Due Diligence Report

Project Number: 55128-001  
June 2023

Proposed Loan  
People's Republic of China: Yichang Rural Green  
Development Project for Academy of Agricultural Sciences  
Subproject

Yichang Beautiful Countryside Investment and Development Co., Ltd.  
June 2023

## ABBREVIATIONS

ADB	Asian Development Bank
DMS	Detailed Measurement Survey
GRM	Grievance Redress Mechanism
LA	Land Acquisition
LAR	Land Acquisition and Resettlement
YAAS	Yichang Academy of Agricultural Sciences

## WEIGHTS AND MEASURES

km	-	kilometer	km <sup>2</sup>	-	square kilometer
<i>mu</i>	-	mu	m	-	meter
m <sup>2</sup>	-	square meter	m <sup>3</sup>	-	cubic meter

## Contents

<b>1</b>	<b>Background of the Subproject</b> .....	<b>1</b>
1.1	Overview of the Subproject .....	1
1.2	Location .....	1
1.3	Purpose of this Due Diligence .....	4
1.4	Methods .....	4
<b>2</b>	<b>LAR Impacts and Current Land Use</b> .....	<b>5</b>
<b>3</b>	<b>Public Consultation</b> .....	<b>8</b>
<b>4</b>	<b>GRM</b> .....	<b>10</b>
<b>5</b>	<b>Conclusion</b> .....	<b>12</b>
	<b>Appendix 1 Detailed Scope of Construction and LAR Impacts of the Subproject</b> .....	<b>13</b>
	<b>Appendix 2 Land Certificate and Current Situation in Dianjun District</b> .....	<b>16</b>
	<b>Appendix 3 Current Situation of Land in Qinggangping Village, Changyang County</b> .....	<b>18</b>

## List of Tables

Table 2-1	resettlement impact identification .....	6
Table 4-1	Contact Information for Grievance Redress .....	10

## List of Figures

Figure 1-1	Sigang Village Base and Land Use .....	2
Figure 1-1	YAAS Headquarters .....	3
Figure 1-3	Existing Buildings and Ponds .....	3
Figure 1-4	Existing Orchards .....	4
Figure 3-1	Consultations During Resettlement Due Diligence .....	9

## Letter of Commitment

The Yichang Academy of Agricultural Sciences Subproject (the Subproject) is one of the six subprojects of the ADB-financed Yichang Rural Green Development Project.

According to the impact survey, the Subproject will be implemented on existing state-owned land that is owned by the Yichang Academy of Agricultural Sciences, and will NOT affect any persons. Due diligence has been conducted on the Subproject according to ADB's Safeguard Policy Statement (2009) and the scope of construction of the Subproject.

The due diligence confirms that the Subproject has neither LAR impact nor any outstanding land use issue.

We hereby acknowledge the contents of this report and agree that ADB can disclose this report on its website.

Yichang Beautiful Countryside Investment and Development  
Co., Ltd.

June 2023

# **1 Background of the Subproject**

## **1.1 Overview of the Subproject**

1. The Yichang Academy of Agricultural Sciences (YAAS) Subproject (the Subproject) is one of the six subprojects of the ADB-financed Yichang Rural Green Development Project (the Project), and consists of two components:

1) Agricultural Technology Innovation Center upgrading (Agricultural Cerebellum, Three Gorges State Key Agricultural Laboratory, and Training Center); and

2) Technical Consulting, mainly including studies and applications of applied technologies, and not involving civil works.

2. Agricultural Technology Innovation Center upgrading will be constructed at the YAAS Headquarters and on test fields. All are state-owned land.

3. The YAAS Headquarters is located in Qiaobian Town, Dianjun District, with a floor area of 45.16 mu and a total building area of 14,740.02 m<sup>2</sup> (including an aboveground building area of 14,138.1 m<sup>2</sup> and an underground building area of 601.92 m<sup>2</sup>), including a smart agriculture data center, comprehensive agricultural laboratory, an agricultural talent training and incubation center, a canteen, etc.

4. Test fields mainly include those of the YAAS Zhijiang Test Station in Sigang Village, Wen'an Town, Zhijiang City, the YAAS Headquarters in Qiaobian Town, Dianjun District, the Houhe Chinese medicinal material base, and the corn breeding base in Qinggangping Village, Changyang County, with a total land use area of about 3,000 mu.

5. According to the Subproject's implementation arrangements, the implementing agency (IA) and the project implementation unit (PIU) are Yichang Beautiful Countryside Investment and Development Co., Ltd. The Subproject will be handed over to the YAAS for operation after completion.

6. The Subproject has a construction period of 5 years, from January 2024 to December 2029.

## **1.2 Location**

7. The Subproject is located mainly in the YAAS Zhijiang Test Station in Sigang Village, Wen'an Town, Zhijiang City, the YAAS Headquarters in Qiaobian Town, Dianjun District, the Chinese medicinal material bases in Tucheng Town in Dianjun District and Hejiaping Town in Changyang County, and the corn breeding base in

Qinggangping Village, Changyang County, with a total land use area of about 3,000 mu, including the Agricultural Technology Innovation Center and test fields.

8. Sigang Village is located in northeastern Zhijiang City, about 45km away from the urban center of Yichang Municipality, enjoying convenient traffic. The land used for the Subproject is located west of highway S256, and is connected to the outside via Lucao Road mainly and to S256 via many township roads.

9. YAAS is a sub-county-level public welfare institution under the leadership of Yichang Agriculture and Rural Bureau, which consists of:

- four internal institutions: Office, Science and Technology Management Section, Science and Technology Industry Development Section, and Planning and Finance Section;
- nine research and development platforms: Rice and Oil Plant Research Institute, Dry Grain Crop Research Institute, Vegetable and Konjac Research Institute, and Tea Research Institute (including fruit trees), Agricultural Mechanization Research Institute, Animal Husbandry Research Institute, Microbiology Research Institute, Zhijiang Experimental Station, Dianjun Experimental Station;
- five bases: Zhijiang Base, Tucheng Base, Yuan'an Base, Changyang Qinggangping Base, Hainan Lingshui Base;

10. The YAAS is also a key municipal academy of agricultural sciences identified by the former Ministry of Agriculture, founded in former Xiaoxita, Yichang County in March 1957, and was later moved to Guanling in Dangyang City, Sigang Village in Zhijiang City, and Qiaobian Town and Zhushijie Sub-district in Dianjun District. Currently, the YAAS Headquarters is located at No.209 Jiangjun Road, Dianjun District.



**Figure 1-1 Sigang Village Base and Land Use**



**Figure 1-2 YAAS Headquarters**



**Figure 1-3 Existing Buildings and Ponds**



Figure 1-4 Existing Orchards

### 1.3 Purpose of this Due Diligence

11. The due diligence was conducted from January to April 2023 with assistance of TrTA consultant. The purpose is:

- 1) checking whether land use complies with the applicable state, provincial and municipal laws and regulations; and
- 2) identifying outstanding LAR issues and proposing mitigation measures when necessary.

### 1.4 Methods

12. Information used in this report is from the following two sources:

- a) Literature review: collecting subproject information and land use documents from YAAS, the documents collected include land certificate, real-estate certificates, among others.
- b) Field observation and consultations, including
  - Observing all proposed sites for the subproject,
  - Consultations meetings with YAAS. Two consultation meetings were held, with 18 persons (including 7 women) participated.

## 2 LAR Impacts and Current Land Use

13. Based on FSR and the field survey, detail resettlement screening table is presented in **Appendix 1**. Summary of impacts are in table of 2-1.

14. According to the survey, a total of 491,281.02 m<sup>2</sup> (736.93 mu) land will be used by this subproject. Among which, 14,740.02 m<sup>2</sup>(22.11 mu) will be used to construct buildings and other 47,6541 m<sup>2</sup> (714.82mu) are existing state-owned agricultural land on which the project will only improve the land quality, not change the purpose of land use. All land to be used for the Subproject is state-owned education and research land or state-owned farmland. See **Appendix 2** for the relevant land certificate.

15. Agricultural Technology Innovation Center upgrading, Three Gorges State Key Agricultural Laboratory construction and Training Center construction are located in the YAAS Zhijiang Test Station in Sigang Village, Wen'an Town, Zhijiang City. The construction of buildings will use state-owned research land owned by the YAAS Zhijiang Test Station, and demolish existing excess worker dormitory, office buildings and laboratories that are old and vacant, affecting no one. A state-owned land ownership certificate was obtained in 1993. See **Appendix 2**.



Figure 2-1 Current Situation of Land Used for the Subproject

Table 2-1 resettlement impact identification

No.	Component / subcomponent	Town/District	Village	New Building construction area (m <sup>2</sup> )	Using existing agricultural land (m <sup>2</sup> )	Resettlement impacts
1 Agricultural Technology Innovation Center upgrading	Agricultural Cerebellum	Dianjun	Sigang	2,775.2	0	Using state-owned research land owned by the YAAS Zhijiang Test Station, demolishing the existing excess/discarded/old worker dormitory and office buildings that are old and vacant, affecting no one
2 Three Gorges State Key Agricultural Laboratory construction	Construction of technology innovation experimental building (including shared offices and laboratories), and germplasm resources bank (seed bank, test tube seedling bank, ultra-low temperature bank, edible fungal strain repository)	Dianjun	Sigang	5,863.42	0	Using state-owned research land owned by the YAAS Zhijiang Test Station, to be expanded and reconstructed from the existing laboratory, affecting no one
	Construction of intelligent greenhouse for simulated experimentation of three-dimensional agriculture	Dianjun	Sigang	0	5,000	Agricultural facility within the existing agricultural land. Not involving LAR, using test fields of the YAAS Zhijiang Test Station
	Construction of new alpine corn variety base	Changyang	Qinggangping	0	30,000	Utilizing existing agricultural land. Not involving LAR, using completed test fields of YAAS
	Three Gorges rare germplasm resources nursery	Dianjun	Sigang	0	133,400	Utilizing existing agricultural land. Not involving LAR, using test fields of the YAAS Zhijiang Test Station
	Construction of animal disease experimental base	Dianjun	Sigang Village	0	1,000	Utilizing existing disease experimental base. Not involving LAR, using test fields of the YAAS Zhijiang Test Station
	Intelligent greenhouse for Chinese medicinal material breeding	Dianjun	Qiaobian Town	0	5,000	Utilizing existing agricultural land. Not involving LAR, using completed test fields of YAAS
	Transformation of pond irrigation facilities	Dianjun	Sigang	0	282,141	Not involving LAR, using existing ponds within YAAS Zhijiang Test Station
3. Training Center construction	Transformation of talent training building	Dianjun	Sigang	6,101.4	0	utilizing exiting construction land within the YAAS Zhijiang Test Station. Not involving LAR, using test fields of the YAAS Zhijiang Test Station

No.	Component / subcomponent	Town/District	Village	New Building construction area (m <sup>2</sup> )	Using existing agricultural land (m <sup>2</sup> )	Resettlement impacts
	Transformation of in-park road sponge (grass swales / porous asphalt pavements)	Dianjun	Sigang	0	20000	Improving existing roads within the YAAS Zhijiang Test station. Not involving LAR, using education and research land of the YAAS Zhijiang Test Station
Total				14,740.02	476,541	491,281.02

### 3 Consultation Meetings

16. From January 2023 to April 2023, the Design Institute of FSR, YAAS, and resettlement team carried out various forms of public participation activities in Sigang Village, the YAAS Headquarters and other project sites, including focus group discussion and interviews with key staff for the project. During this resettlement due diligence, two consultation meetings were held, with 18 persons (including 7 women) participated.

17. Specific to this subproject, the team met with the directors of three test stations (Zhijiang Station, Qiaobian Town Station, and Changyang County Station) of YAAS in April 2023, where project activities will be carried out to learn their opinions on the Subproject and verify current land use that will be used by the Subproject.

18. Through the public participation that has been completed, it can be found that:

- After basic understanding of the project activities, staff of the YAAS expressed their support for the project;
- The land used for the project is all state-owned agricultural land or land for scientific research, which does not involve land acquisition and demolition nor will it require additional land outside the state-owned agricultural land.
- The existing worker dormitory, office buildings and laboratories that are old, and vacant, are NOT being used, and no person will be affected.
- If the staff are not satisfied, they will contact the YAAS to directly reflect to the problem.



Consultation with staff of YASS in April 2023



Site visit in Sigan village

Figure 3-1 Consultations During Resettlement Due Diligence

#### 4 GRM

19. According to the applicable regulations, if a staff of YAAS has a concern or complaint related to land use during construction, he/she may call the mayor's hotline (12345) or call the Yichang Arbitration Committee. If the staff is still dissatisfied at any stage of the grievance process, he/she may file a suit in a civil court anytime.

20. If any grievance occurs during the implementation of the Subproject, the following grievance redress mechanism will apply:

- Stage 1: If a staff is dissatisfied with the land use or construction mode of the Subproject, he/she may file a grievance to the Business Department of YAAS, where any oral grievance must be recorded; the YAAS's Business Department should make a disposition within 5 working days and notify the staff.
- Stage 2: If the staff is dissatisfied with the reply of Stage 1, he/she may file a grievance with the Yichang Beautiful Countryside Investment and Development Co., Ltd., (PIU) within 5 working days after receiving the reply, which should make a disposition within 5 working days, and notify the staff.
- Stage 3: If the staff is still dissatisfied with the reply of Stage 2, he/she may file a grievance with the Yichang City Government within 5 working days after receiving the reply, which should make a disposition within 5 working days, and notify the staff.

21. The main potential project negative impact is construction disturbance. Adequate measures and GRM have been set out in the environmental management plan (EMP) to minimize and/or mitigate construction disturbances.

22. The staff may also file a grievance with ADB for handling by ADB's project team. A staff of YAAS may also file a grievance to ADB in accordance with ADB's Accountability Mechanism. However, before that, the staff should cooperate in good faith with the YAAS, Yichang Beautiful Countryside Investment and Development Co., Ltd. and ADB project team to solve the problem where possible. (For more information, see: <http://www.adb.org/Accountability-Mechanism/default.asp>.)

23. All grievances, oral or written, will be reported to ADB in internal and external resettlement monitoring reports.

Table 4-1 Contact Information for Grievance Redress

Agency	Contact	Tel
Business department of YAAS	Mr. Zhao Yaopeng	13997720960
Yichang Beautiful Countryside Investment and Development Co. (PIU)	Mr. Wang Tao	15971663374



## **5 Conclusion**

24. According to documents review, site visits and consultations, it can be concluded that:

- All land used for the Subproject is state-owned education and research land or farmland. The state-owned land ownership certificate was obtained in 1993.
- Agricultural Technology Innovation Center upgrading, Three Gorges State Key Agricultural Laboratory construction and Training Center construction are located in the YAAS Zhijiang Test Station in Sigang Village, Wen'an Town, Zhijiang City. The construction of buildings will use state-owned research land owned by the YAAS Zhijiang Test Station, by the demolition of the existing worker dormitory, office buildings and laboratories that are old and vacant, affecting no person.
- There are no outstanding issues related to land use for the Subproject.




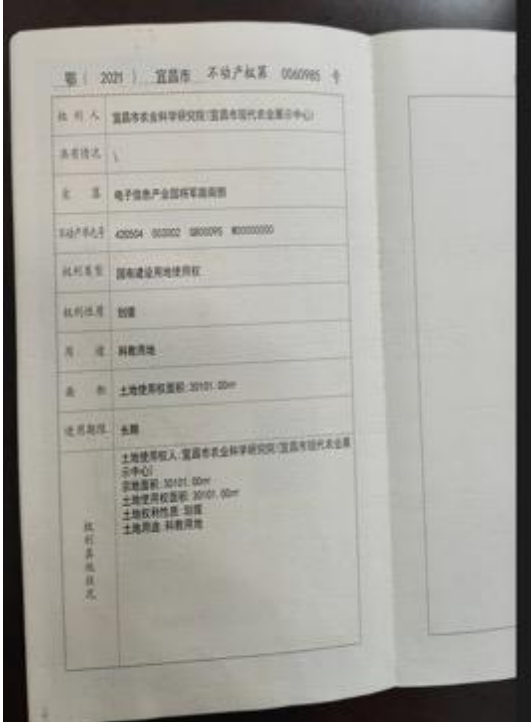
## Appendix 1 Detailed Scope of Construction and LAR Impacts of the Subproject

No.	Component / subcomponent	Village	Scale	Unit	LAR impacts
<b>I Agricultural Technology Innovation Center upgrading</b>					
1	Agricultural Cerebellum	Sigang Village,			
1.1	Construction of big data center service building	Sigang Village	2775.2	m <sup>2</sup>	Using state-owned research land owned by the YAAS Zhijiang Test Station, demolishing the existing excess/discarded/old worker dormitory and office buildings, constructed on existing construction land, affecting no one
1.2	Purchase of smart agricultural integration and cloud big data equipment (including display platform, integrated irrigation and fertilization, intelligent testing, meteorological monitoring, pest control equipment, etc.)	Sigang Village	1	Set	Equipment purchase, not involving LAR
1.3	Agricultural Cerebellum big data architectural design consulting	Qiaobian Town, Dianjun District	1	Set	Software purchase, not involving LAR
1.4	Purchase of management system and software (farm product whole industry chain big data platform, cold chain big data analysis system, etc.)	Sigang Village, Dianjun District	1	Set	Software purchase, not involving LAR
<b>2 Three Gorges State Key Agricultural Laboratory construction</b>					
2.1	Construction of technology innovation experimental building (including shared offices and laboratories), and germplasm resources bank (seed bank, test tube seedling bank, ultra-low temperature bank, edible fungal strain repository)	Sigang Village	5863.42	m <sup>2</sup>	Using state-owned research land owned by the YAAS Zhijiang Test Station, expanded and reconstructed from the existing laboratory, affecting no one
2.2	Purchase of equipment for the Three Gorges state key laboratory (including Chinese medicinal material quality inspection equipment, and food R&D instruments)	Qiaobian Town, Dianjun District	1	Set	Equipment purchase, not involving LAR
2.3	Construction of intelligent greenhouse for simulated experimentation of three-dimensional agriculture	Sigang Village	5000	m <sup>2</sup>	Not involving LAR, using test fields of the YAAS Zhijiang Test Station
2.4	Construction of new alpine corn variety base	Qinggangping Village,	30000	m <sup>2</sup>	Not involving LAR, using completed test fields of YAAS

		Changyang County			
2.5	Three Gorges rare germplasm resources nursery	Sigang Village	133400	m <sup>2</sup>	Not involving LAR, using test fields of the YAAS Zhijiang Test Station
2.6	Construction of animal disease experimental base	Sigang Village	1000	m <sup>2</sup>	Not involving LAR, using test fields of the YAAS Zhijiang Test Station
2.7	Intelligent greenhouse for Chinese medicinal material breeding	Qiaobian Town, Dianjun District	5000	m <sup>2</sup>	Not involving LAR, using completed test fields of YAAS
2.8	Transformation of pond irrigation facilities	Sigang Village	282141	m <sup>2</sup>	Not involving LAR, using test fields of the YAAS Zhijiang Test Station
3	Training Center construction				Not involving LAR
3.1	Transformation of talent training building	Sigang Village	6101.4	m <sup>2</sup>	Not involving LAR, using test fields of the YAAS Zhijiang Test Station
3.2	Training for major cultivation households or new occupational farmers	Sigang Village			Capacity building, not involving LAR
3.3	Agricultural manager training	Sigang Village			Capacity building, not involving LAR
3.4	Agricultural entrepreneur training	Sigang Village			Capacity building, not involving LAR
3.5	Construction of ecological parking spaces	Sigang Village		/	Using education and research land of the YAAS Zhijiang Test Station
3.6	Transformation of in-park road sponge (grass swales / porous asphalt pavements)	Sigang Village	20000	m <sup>2</sup>	Not involving LAR, using education and research land of the YAAS Zhijiang Test Station
II	Technical Consulting				Technical consulting only, not involving LAR
1	Technical study on local characteristic farm products				Technical consulting only, not involving LAR
1.1	Three Gorges green Chinese herb research technology system and patents		1	Set	Technical consulting only, not involving LAR
1.2	Orange research technology system and new variety patent application	Qiaobian Town / Sigang Village, Dianjun District	1	Set	Technical consulting only, not involving LAR

1.3	Yichang white goat hybridization research technology system	Sigang Village	1	Set	Technical consulting only, not involving LAR
1.4	Rape-corn high-yield efficient green cultivation technique	Sigang Village	1	Set	Technical consulting only, not involving LAR
1.5	Patents for new varieties of characteristic vegetables and green cultivation technique system	Qiaobian Town, Dianjun District	1	Set	Technical consulting only, not involving LAR
1.6	Patents for new varieties of paddy rice, and green cultivation technique system	Sigang Village	1	Set	Technical consulting only, not involving LAR
1.7	Patents for new varieties of team and green processing and cultivation technique system	Qiaobian Town, Dianjun District	1	Set	Technical consulting only, not involving LAR
1.8	Three Gorges characteristic crop research technology system and patents	Qiaobian Town, Dianjun District	1	Set	Technical consulting only, not involving LAR
1.9	Edible fungus quality evaluation system	Sigang Village	1	Set	Technical consulting only, not involving LAR
1.10	Key molecular experiments, tests, technical services and patents for green Chinese medicinal material cultivation		1	Set	Technical consulting only, not involving LAR
2	Technical study on environmental sustainability				Technical consulting only, not involving LAR
2.1	Intelligent agricultural machinery innovation research and applied technology system	Sigang Village	1	Set	Technical consulting only, not involving LAR
2.2	Farming and forestry carbon sequestration, and ecological rehabilitation technologies	Sigang Village	1	Set	Technical consulting only, not involving LAR
2.3	Harmless disposal of agricultural waste, and ecological and circular agricultural technologies	Sigang Village	1	Set	Technical consulting only, not involving LAR
2.4	Recycling of waste Chinese medicinal materials, and related product development technology system		1	Set	Technical consulting only, not involving LAR

Appendix 2 Land Certificate and Current Situation in Dianjun District

															
<p>Land certificate of YAAS Zhijiang Test Station                  Land user: Yichang Agricultral reserch institute                  Add: Zhijiang county                  Purpose: research and prodction land                  Urban land area(state-owned land): 639633.3 m<sup>2</sup>                  Among which: land area for buildings: 44240 m<sup>2</sup>                  This certificate was issued in 1993.</p>	<p>Layout of test fields of Academy of Agricultural Sciences</p>														
	 <table border="1" data-bbox="884 1211 1182 1816"> <tr> <td>鄂(2021)宜昌市不动产权第0060985号</td> </tr> <tr> <td>权利人: 宜昌市农业科学研究院(宜昌市现代农业展示中心)</td> </tr> <tr> <td>不动产用途: 科研用地</td> </tr> <tr> <td>不动产单元号: 420504 003002 0800095 000000005</td> </tr> <tr> <td>权利类型: 国有建设用地使用权</td> </tr> <tr> <td>权利性质: 划拨</td> </tr> <tr> <td>用途: 科研用地</td> </tr> <tr> <td>面积: 土地使用者面积: 20101.00m<sup>2</sup></td> </tr> <tr> <td>证书期限: 长期</td> </tr> <tr> <td>土地使用者: 宜昌市农业科学研究院(宜昌市现代农业展示中心)</td> </tr> <tr> <td>宗地面积: 20101.00m<sup>2</sup></td> </tr> <tr> <td>土地使用者面积: 20101.00m<sup>2</sup></td> </tr> <tr> <td>土地权利性质: 划拨</td> </tr> <tr> <td>土地用途: 科研用地</td> </tr> </table>	鄂(2021)宜昌市不动产权第0060985号	权利人: 宜昌市农业科学研究院(宜昌市现代农业展示中心)	不动产用途: 科研用地	不动产单元号: 420504 003002 0800095 000000005	权利类型: 国有建设用地使用权	权利性质: 划拨	用途: 科研用地	面积: 土地使用者面积: 20101.00m <sup>2</sup>	证书期限: 长期	土地使用者: 宜昌市农业科学研究院(宜昌市现代农业展示中心)	宗地面积: 20101.00m <sup>2</sup>	土地使用者面积: 20101.00m <sup>2</sup>	土地权利性质: 划拨	土地用途: 科研用地
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权利人: 宜昌市农业科学研究院(宜昌市现代农业展示中心)															
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土地使用者面积: 20101.00m <sup>2</sup>															
土地权利性质: 划拨															
土地用途: 科研用地															
<p>Zhijiang Guoyong (2015) No. 050001                  Land use right holder: Yichang Academy of Agricultural Sciences                  Sigang Village, Wen'an Town, Zhijiang City</p>	<p>Hubei (2021) Yichang City Real Estate No. 0060985</p>														

<p>Land type (use): state-owned agricultural land Area 487180.00m<sup>2</sup></p>	<p>Property owner: Yichang Academy of Agricultural Sciences (Yichang Modern Agriculture Exhibition Center) Location: South of Jiangjun Road, Electronic Information Industrial Park Real estate unit number: 420504003002 GB00095W00000000 Type of right: state-owned construction land use right Nature of Rights: Allocation Use: land for science and education Area of right to use: 30101.00m<sup>2</sup> Period of use:Long-term</p>
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Land certificate

**Appendix 3 Current Situation of Land in Qinggangping Village, Changyang County**

