



Brussels Rural Development Briefings
A series of meetings on ACP-EU development issues

Briefing session n° 9: Land access and rural development: New challenges, new opportunities

25th February 2009 - 8h30 – 12h30
European Commission, Building A. Borschette
Rue Froissart, 36 - 1040 Brussels – Room 0D

<http://brusselsbriefings.net/>

Background

Land is an asset of enormous importance for billions of rural dwellers in the developing world, and especially in ACP countries. The nature of property rights and their degree of security vary greatly, depending on competition for land, the degree of market penetration and the broader institutional and political context. The picture is hugely diverse and complex within and between countries and regions. Although there are specificities according to countries and regions, some general trends and common challenges can be identified and the pressure on land is set to increase over future decades, given the impacts of continued population growth, urbanisation, globalisation of markets and activities, international investment flows, trade negotiations and climate change¹.

The links between land access and poverty reduction

Land access can be broadly defined as the processes by which people, individually or collectively, gain rights and opportunities to occupy and use land (primarily for productive purposes but also other economic and social purposes), whether on a temporary or permanent basis. These processes include participation in both formal and informal markets, land access through kinship and social networks, including the transmission of land rights through inheritance and within families, and land allocation by the state and other authorities with control over land. As a resource becomes scarcer and more valuable, those with weak rights to this resource will tend to lose out, especially the poor, those in peri-urban areas, indigenous people, women and those in areas of conflict. Addressing the land access and tenure security needs of these groups is crucial for social justice, political stability and peace and for promoting rural development, as it helps create conditions that encourage local and foreign investment². Women's rights are particularly vulnerable accentuated by the rising incidence of HIV/AIDS.

Land tenure, productivity growth and innovation

Increasing the security of poor people's tenure of land, in rental markets through tenancy reforms, or through customary tenure can, under certain conditions, increase productivity, and make land more accessible to the poorest than land titling and the privatisation of land. In most countries, there is a need for the direct involvement of state institutions, in addition to non-state and private sector actors, to promote the interests of the poor in all of these areas³. In many cases, secure access to land is seen as promoting better resource management decisions, preventing or minimising local conflict over land, and, most importantly, contributing to increased productivity⁴. But, rural livelihoods are dependent on diverse income sources. Not owning agricultural land does not automatically represent a situation of disadvantage for rural households and in some cases, lack of credit, knowledge and labour can affect productivity more than tenure. However, for the extremely poor and food insecure rural households land access and tenure security are among the main factors influencing their options and prospects, representing a stable basis of food security and income in a context of limited, seasonal and un-remunerative rural labour markets. The increasing incidence of drought, crop failure and livestock deaths, water scarcity, deforestation and land degradation causes the loss of millions of hectares of agricultural land due to severe degradation. Land access and tenure security

¹ FAO, International Conference on Agrarian Reform and Rural Development (ICARRD), March 2006, Issue Paper 1 - Policies and practices for securing and improving access to land. http://www.icarrd.org/icard_doc_down/Issue_Paper1sum.pdf

² IIED and FAO, Better land access for the rural poor. Lessons from experience and challenges ahead, 2006, <http://www.iied.org/pubs/pdfs/12532IIED.pdf>

³ ODI, Making agriculture work for the poor, Natural resources perspectives, 2007, <http://www.odi.org.uk/resources/specialist/natural-resource-perspectives/111-making-agriculture-work-poor.pdf>

⁴ A 2005 World Bank analysis of land policies in 73 countries between 1960 and 2000 shows that countries with more equitable initial land distribution achieved growth rates two to three times higher than those where land distribution was less equitable.

influences decisions on the nature of crops grown—whether for subsistence or commercial purposes and the extent to which farmers are prepared to invest in improvements in production, sustainable management, and adoption of new technologies and promising innovations⁵.

Emerging challenges: the effects of climate change, food and financial crisis on land

The rapid demographic growth in many developing countries and increasing urbanization process increases the pressure on land for agricultural production. These pressures combined with increasing distrust in the functioning of regional and global markets due to the price crisis, have renewed attention to foreign direct investment in agriculture. A number of countries, facing severe natural resource constraints but rich in capital, seek land to buy or lease in developing countries in order to secure their long-term food supplies, feed and agrofuel production⁶. Public and private corporations and industrial groups are buying millions of hectares of land in Africa, Asia and Latin America to produce food or agrofuels. Investment banks and hedge funds are also buying vast tracts of agricultural land around the world⁷. In principle, such investments are not to be condemned given that greater investment in agriculture is needed. But recipient countries need to negotiate contracts wisely, however, and an enforceable code of conduct should be called for to ensure the participation of local producers, respect for customary property rights, appropriate compensation, sustainable management of natural resources, and non-impaired trade policy rules. Indeed, rule-based, transparent, fair, and free international trade is particularly needed in times of crisis⁸. For low-income, food-deficit countries, the current challenges are of a very high order, given the fact that, in the face of increased demand for food, increased prices of food on international markets and reduced capacity to import, their domestic food needs have to be met by domestic food production—production that in most developing countries in Africa and Asia is carried out by smallholder farmers⁹.

Land policies and land governance back in the development agenda?

Secure land rights are now recognised by most African governments as critical for peace, stability and economic growth. The African Union also sees better governance of land and natural resources as central to all hopes of peace and stability across the continent. ACP governments must take the lead in land policy and tenure reform, since political interests are at stake and donors should support this process¹⁰. In many places, titling and registration of land may be much less important than working to strengthen local institutions with responsibility for managing land rights and related disputes. The recent shift towards decentralising government has been valuable in getting land rights management much closer to the field¹¹.

Objectives of the Briefing

In order to improve information sharing and promote networking, CTA, the EC-DG Development and EuropeAid, the ACP Secretariat, Euforic, Concord and IPS organise bimonthly briefings on key issues and challenges for rural development in the context of EU/ACP cooperation. The briefing on 25th February will discuss “**Land access and rural development: New threats, new opportunities**” by (i) raising awareness on existing and emerging key challenges; (ii) promoting exchange of information and expertise; (iii) feeding in the debate various perspectives on Land tenure and rural development

Target group

More than 130 ACP-EU policy makers, representatives of EU Member States, civil society groups, research networks and development practitioners, international organisations based in Brussels.

Outputs

Input and comments before, during and after the meetings will be included in the Briefings blog: <http://brusselsbriefings.net/>. Short reports (briefings) in printed and electronic format will be available shortly after the meeting. Articles by IPS Europe, partner in this event, will be widely disseminated.

⁵ IFAD, Improving access to land and tenure security, 2008, <http://www.ifad.org/pub/policy/land/e.pdf>

⁶ Joaquim Von Braun, Food and Financial Crises - Implications for Agriculture and the Poor, IFPRI Food Policy Report No. 20, December 2008, <http://www.ifpri.org/pubs/fpr/pr20.pdf>

⁷ IFAD, Improving access to land, cit., <http://www.ifad.org/pub/policy/land/e.pdf>

⁸ Joaquim Von Braun, Food and Financial Crises, cit. <http://www.ifpri.org/pubs/fpr/pr20.pdf>

⁹ IFAD, Improving access to land, cit., <http://www.ifad.org/pub/policy/land/e.pdf>

¹⁰ African Union - African Development Bank - UN Commission for Africa, Land policy on Africa: a framework of action to secure land rights, enhance productivity and secure livelihoods, 2006, <http://www.uneca.org/sdd/meetings/LandPolicy/IssuesPaper.pdf>

¹¹ C. Toulmin, Securing land rights for the poor in Africa — Key to growth, peace and sustainable development, http://www.undp.org/Legalempowerment/pdf/Africa_land_2.pdf



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Programme

8h00-8h30 Registration
 8h30-9h00 Welcome remarks: ACP Secretariat, DG Development-European Commission, CTA
Special guest: Olivier De Schutter, UN Special Rapporteur on the right to food

9h00-10h45 **Panel 1 - Land tenure and rural development: key issues**

This session will discuss the links between property rights, investment and the generation of economic opportunities in rural areas. It will look at the correlation between inequality in the distribution of land and economic growth, improved livelihoods and food security. A diverse array of approaches to strengthening land rights is now emerging, from which stem valuable lessons to be shared between governments, civil society groups and land professionals.

Panelists:

- Changing rural development dynamics: the challenges for land tenure and land policy
Julian Quan, Researcher, NRI, University of Greenwich, United Kingdom
- Land Governance and security of tenure in developing countries: the White Paper of French Development Cooperation
Lionel Vignacq, Head, Modernisation of the State and Governance, Ministry of Foreign and European Affairs (MAE), France
- A land reform agenda: Lessons from the AU-ECA-AfDB Land Policy Initiative
Joan Kagwanja, Economic Affairs Officer, UN Economic Commission for Africa (ECA)

Discussant: H.E. Mr. Ibrahim Bocar Ba, Ambassador of Mali

10h45-11h00 Coffee break

11h00-13h00 **Panel 2 – Agricultural land: new challenges in a globalised world**

Recent global trends are prompting a massive increase in global commercial interest in land and natural resources. In the context of liberalized trade and property laws in many countries, this is creating unprecedented pressures on land resources and placing new tensions on land tenure systems. However, could those investments constitute an opportunity in some ACP countries where agriculture needs to be revitalized?

Panelists:

- Large-scale land acquisitions for agricultural investment: Trends and issues
Lorenzo Cotula, Senior Researcher, Law and Sustainable Development, Natural Resources, International Institute for Environment and Development (IIED), United Kingdom
- Large-scale land acquisitions for agricultural investment: risks, opportunities and responsibilities for Governments, investors and smallholders
Paul Mathieu, Land Tenure Senior Officer, Land Tenure Unit, Land and Water Division, FAO
- Perspective from farmer's organizations on land acquisition for agricultural production
Philip Kiriro, President, Eastern African Farmers Federation, Kenya and Marius Dia, Coordinator, ROPPA, Sénégal

Discussant: Dr. Wilson A. Songa, Agriculture Secretary, Kenya

Conclusions: *Michael Taylor, International Land Coalition, Cécile Broutin, GRET, Dr Hansjörg Neun, CTA.*
 13h00-14h00 Networking Buffet Lunch