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SUPPORTING DEFORESTATION-FREE COCOA IN GHANA

PLANNING WORKSHOP REPORT

INTEGRATED LAND AND RESOURCE GOVERNANCE TASK ORDER UNDER THE STRENGTHENING TENURE AND RESOURCE RIGHTS II (STARR II) IDIQ

Contract Number: 7200AA18D00003/7200AA18F00015
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USAID Office of Land and Urban
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Cover Photo:	Participants at the planning workshop in Accra. René Dogbe/Winrock International
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LIST OF ACRONYMS

AgNRM	Agriculture and Natural Resource Management
CEADIR	Climate Economic Analysis for Development, Investment, and Resilience
CEL	Communications, Evidence, and Learning
CFI	Cocoa and Forests Initiative
CHED	Cocoa Health and Extension Department
Cocobod	Ghana Cocoa Board
CREMA	Community Resource Management Area
CSA	Climate-Smart Agriculture
CSSVD	Cocoa Swollen Shoot Virus Disease
ECOM	Ecom Agroindustrial Corp.
GCFRP	Ghana Cocoa Forest REDD+ Programme
GHG	Greenhouse Gas
GOG	Government of Ghana
HIA	Hotspot Intervention Area
IDIQ	Indefinitely Delivery/Indefinite Quantity
ILRG	Integrated Land and Resource Governance Task Order
LUSPA	Land Use and Spatial Planning Authority
NCRC	Nature Conservation Research Centre
SMS	Sustainable Management Services
STARR II	Strengthening Tenure and Resource Rights II
TGCC	Tenure and Global Climate Change
USAID	United States Agency for International Development

1.0 EXECUTIVE SUMMARY

The Integrated Land and Resource Governance (ILRG) task order under the Strengthening Tenure and Resource Rights II (STARR II) Indefinite Delivery/Indefinite Quantity (IDIQ) contract, managed by the United States Agency for International Development's (USAID) Land and Urban Office, is continuing work on sustainability of deforestation-free cocoa originally commenced under the Tenure and Global Climate Change (TGCC) program. ILRG held a planning workshop with key project stakeholders to refine activities for the anticipated two-year bridge phase activity, clarify roles and responsibilities of actors, and define an activity timeline.

The Supporting Deforestation-Free Cocoa in Ghana planning workshop was held November 13 – 14, in Accra, Ghana. A total of 29 participants (some of whom participated via webinar) engaged actively in discussions around four central themes:

1. Environmental and social dynamics of deforestation and cocoa, looking at the case of Wassa Amenfi West District;
2. Farm-level clarification and documentation of land and tree tenure rights;
3. Experiences, challenges, and future perspectives with land use planning in Ghana cocoa forest landscape; and
4. Farm-level renovation of cocoa farms.

The cross-cutting theme of gender integration and social inclusion was discussed throughout the workshop and was complemented by a presentation focused on that theme. Additional sessions included a summary of the work by the USAID Communications, Evidence, and Learning (CEL) project to establish baseline assessment indicators and the USAID Climate Economic Analysis for Development, Investment, and Resilience (CEADIR) project's parallel research on the dynamics of the cocoa economy.

The workshop was successful in generating a wide variety of recommendations for renovating cocoa plantations under the management of small farmers in the Wassa Amenfi West District in a manner leading to the reduction of deforestation of primary and secondary forests resources in the landscape. Various incentives were discussed to improve the adoption of new approaches to cocoa tree rehabilitation, and through the provision of land tenure security to small farmers.

The workshop recommendations will inform the design of the implementation plan for the two-year pilot phase. However, while the workshop identified a wide suite of possible interventions, expectations must be tempered by the budgetary limits of the public and private sector parties involved.

2.0 INTRODUCTION AND BACKGROUND

2.1 COCOA DEFORESTATION AND CLIMATE CHALLENGES

Ghana and Cote d'Ivoire together produce two-thirds of the world's cocoa. Cocoa plays a critically important role in the local and national economies, providing jobs, improved livelihoods and social welfare, expanded tax base, family and corporate income, and foreign exchange earnings growth. However, long-term viability of cocoa farming is at risk in many parts of Ghana and Cote d'Ivoire due to climate change[1], and for many years smallholder cocoa has been the leading agricultural commodity driving deforestation in both countries. This deforestation increases greenhouse gas emissions and has a negative impact on biodiversity, soil fertility, and water quality and quantity, and affects local rainfall and threatens farmer livelihoods. In response, the governments of both countries and commodity buyers have made specific commitments to reduce and eliminate deforestation from their supply chains through the creation of initiatives such as the Cocoa and Forests Initiative (CFI) and the Ghana Cocoa Forest REDD+ Programme (GCFRP) that will sell carbon credits to the Forest Carbon Partnership Facility.

Figure 1: Wassa Amenfi West District map
SOURCE: GHANA STATISTICAL SERVICE, 2010

In Ghana, up to 40 percent of cocoa farms have low productivity and the Ghana Cocoa Board (Cocobod) has estimated that 700,000 ha of cocoa farms need to be replanted. There are several challenges to large-scale farm rehabilitation. Farmers and communities lack the financial and labor resources to replant old trees and many farmers have insecure tenure that prevent or discourage replanting old farms. Farmers have low incomes and limited access to credit to borrow money to invest in their farms, need information and training on best practices to rehabilitate old cocoa farms to be higher yielding and more resilient, and may need help to improve tenure security.

2.2 PREVIOUS WORK

From October 2016 – January 2018, USAID funded a pilot through the TGCC program to identify challenges and solutions to improving cocoa sustainability in Ghana. The pilot project was carried out with private sector partners Ecom Agroindustrial Corp. (ECOM) and Hershey's. The work included extensive background research, consultation, and a field pilot in Nyame Nnae community in Asankrangwa to demonstrate how to address a number of challenges including improving land tenure, tree tenure, and financing cocoa rehabilitation to improve cocoa productivity.[2]

[1] *Predicting the Impacts of Climate Change on the Cocoa-Growing Regions of Ghana and Cote d'Ivoire* (2011), International Center for Tropical Agriculture.

[2] For more detail see *Improving Tenure Security to Support Sustainable Cocoa – Final Report & Lessons Learned.* A longer summary and link to the final report can be found here: https://www.land-links.org/document/tgcc-ghana-final-report-and-lessons-learned-improving-tenure-security-to-support-sustainable-cocoa/. Additional documentation produced by the project is available here: https://www.land-links.org/project/ghana-tenure-global-climate-change/

2.2.1 IMPROVING TENURE SECURITY

The work to increase land tenure security captured and documented land and tree rights as practiced; it did not try to convert these customary rights into statutory rights. Three customary land rights templates were drafted based on these prevailing customary norms. The community boundaries of Nyame Nnae and nearly 200 individual cocoa farms were mapped and digitized, with 37 percent of farms held by women. ECOM's extension agents were trained in tenure principles and provided with training materials and simple, laminated fact sheets to help them resolve land disputes, monitor and assess tenure in their field work, and augment future trainings.

During the life of the intervention, the importance of clarifying landowner and tenant relationships through customary contracts emerged as equally important in tenure documentation terms as having a mapped document for the landowner. Clear dispute resolution structures were found to exist within the Asankrangwa stool, although community members were not always well informed about their rights. The team provided training on dispute resolution to community elders, emphasizing disputes and negotiations relating to cocoa farm rehabilitation and negotiated tenant farmer (*abunu*) arrangements. At the end of the project, 92 percent of those who received documentation thought it was worthwhile. Community members added that the process provided additional security and information on farm size and will help reduce conflict.

2.2.2 TREE TENURE

Current law vests rights to naturally occurring trees with the state, which expropriates all rights over timber exploitation and vests them in the government. Despite this legal framework, it became clear that the community viewed tenure over trees and forest products through the lens of customary land rights, even if this differs from statutory law. The community did, however, distinguish customary rights over trees from timber trees, for which control is vested in the Forestry Commission by formal law. The community viewed timber trees as being owned by the government.

The interplay between government policy, timber extraction, and planting trees laying claim to land ownership creates perverse outcomes: planted trees are pulled up by customary land holders; land disputes emerge between tree planters and customary land holders; and there are disincentives to plant commercial trees. While these conflicts were not directly observed within Nyame Nnae, the Forestry Commission is aware of challenges with the current law and policy. Upon analysis, many aspects of the tree registration system proposed by the Forestry Commission were still in flux during the pilot. The system maintains the distinction between planted and naturally occurring trees, which causes confusion and scope for abuse, as failure to register planted shade trees may result in de facto treatment as naturally occurring and therefore subject to state expropriation. The administrative costs of registering trees are also steep. The pilot team decided not to test the draft tree tenure registration documentation because the process was still in flux and the team had reservations about the proposed policy changes, their long-term efficacy, and the potential to create confusion.

2.2.3 FINANCIAL MODEL FOR FARM REHABILITATION

Farm-level rehabilitation was carried out on a total of 50 ha spread over 71 self-selected farms and was financed by ECOM. Ten farms were within Nyame Nnae (four women and six men) and 61 (12 women and 49 men) were spread across other cocoa communities where ECOM operates.

To better understand how to finance rehabilitation, ECOM and TGCC developed a financial model for cocoa farm rehabilitation. Under the model, ECOM rehabilitates and manages all farm activities over three years while the farmer learns farm rehabilitation and management techniques and diversifies their income with cash crops. The farmer provides three acres of old cocoa trees to be cleared and has

additional cocoa farms elsewhere, which will continue producing cocoa. Two of the three acres are replanted with cocoa, shade trees (if needed), maize, and plantains, and the third acre is planted with maize and plantains only. Two crops of maize and one of plantain are harvested per year. The models show that ECOM's rehabilitation and management costs are repaid over three years, and a profit share or royalty payment paid to the farmer provides enough cash for the farmers to continue activities once ECOM no longer provides investment support.

2.2.4 OTHER FINDINGS AND GAPS IN WORK TO DATE

The work identified food security as an issue which needs to be factored into cocoa farm rehabilitation and crop diversification. More attention is also needed on gender and social inclusion. Due to funding and time constraints in the pilot, the additional steps of land use planning, connecting up to GCFRP, and establishing monitoring protocols to track deforestation were not piloted in Asankrangwa or Nyame Nnae. Scaling up also requires identifying cost-effective approaches to improving farm tenure security at scale, along with re-examining long-term storage options for land documentation.

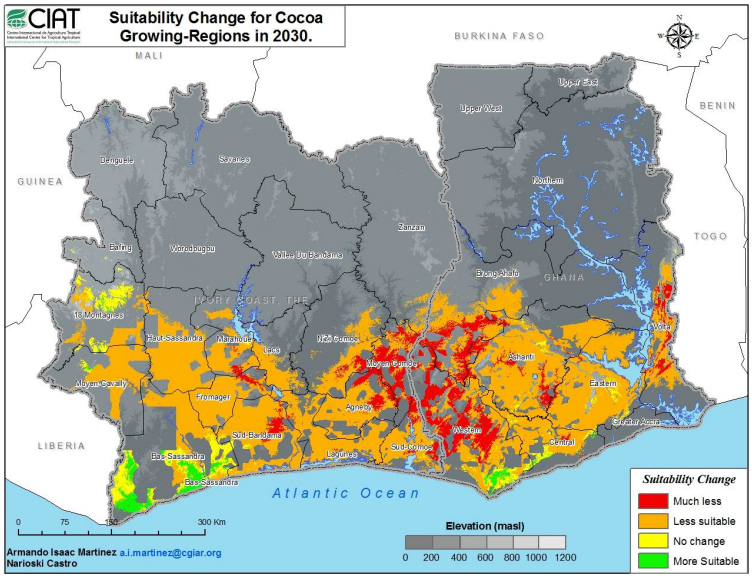

Figure 1: Suitability Changes for Cocoa Growing-Regions in 2030
SOURCE: INTERNATIONAL CENTER FOR TROPICAL AGRICULTURE, 2011.

Scaling up will also require factoring in climate changes expected to occur within the cocoa forest zone, which was not considered during the pilot. Research by the International Center for Tropical Agriculture shows that large areas of cocoa growing areas will become less suitable for cocoa in the future (Figure 2), and recommends efficient shade management, farm diversification, drought-resistant cocoa species, and irrigation.[3]

2.3 USAID ILRG SUPPORT

The USAID ILRG project is continuing the prior work, with implementation by Tetra Tech and Winrock International in association with Hershey's and ECOM. The team convened a workshop in Accra, Ghana to validate and finalize an implementation plan for further field research to support deforestation-free, resilient cocoa production in Ghana. ILRG expects to collaborate with private sector partners on a two-year program to refine approaches and methods for rehabilitating cacao farms in the Wassa Amenfi West District with the intent of reducing deforestation and promoting environmentally sustainable landscape resource management and greater tenure security for cocoa producers. The workshop objectives were to refine activities, clarify roles and responsibilities of various parties, and define a timeline.

The first day of the workshop focused on discussing key design aspects of the next phase of work with multiple government, private sector, community, and implementing partner stakeholders, to arrive at a

[3] *Predicting the Impacts of Climate Change on the Cocoa-Growing Regions of Ghana and Cote d'Ivoire* (2011), International Center for Tropical Agriculture.

clear understanding of how to take account of the environmental and social dynamics of deforestation in the cacao-producing Wassa Amenfi West District. The first day ensured that principle stakeholders within government and the local community were all aware of issues and initiatives that might affect the future of the Wassa Amenfi West District. The workshop covered experiences, challenges, and future perspectives on land use planning in Ghana's forested landscapes, ECOM's cocoa Farm Rehabilitation Services, and options for promoting farm-level clarification and documentation of tenure rights. Through presentations, panel discussions, and facilitated debate, the workshop built a deeper understanding of how USAID and private sector interventions may work hand in hand with national and local authorities to build a deforestation-free cacao economy in Ghana.

The second day of the workshop engaged a smaller group of participants. The second day strove to reach final consensus on a work plan outlining responsibilities and timelines for all parties through a more free-ranging discussion of the opportunities and challenges for implementing the three main components of the pilot bridge project: land use planning, farm-level clarification and documentation of tenure rights, and farm-level rehabilitation.

3.0 DAY I: RESOURCE PLANNING AND LAND TENURE CLARIFICATION AND FORMALIZATION

The principle findings and results of discussions are described below for each workshop session. The summaries presented here focus primarily on recommendations for next steps since the primary purpose of the workshop was to define direction for the USAID ILRG bridge phase activities in Ghana.

3.1 THE ENVIRONMENTAL AND SOCIAL DYNAMICS OF DEFORESTATION AND COCOA: CASE OF WASSA AMENFI WEST DISTRICT

The objective of the opening session was to set the stage and context for the USAID ILRG bridge phase, clarify expectations post-bridge, summarize work to date about the understanding of the drivers of deforestation in the Wassa Amenfi West District, and clarify understanding of the gaps in the knowledge base.

The first session was led by Robert O'Sullivan (ILRG/Winrock International), who set the stage and context for the bridge phase, summarized work to date, and noted the three key components and problem statement of: i) forest governance and land use planning to reduce greenhouse gas (GHG) emissions and promote carbon sequestration within the cocoa forest landscape; ii) clarification of tenure rights and reducing tenure insecurity, taking account of gender and vulnerable groups; and iii) cacao farm yield and renovation needs.

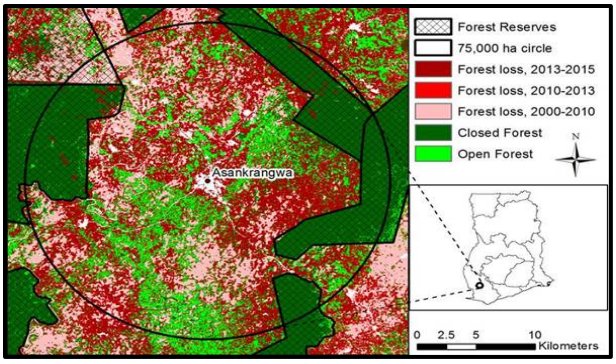

Figure 3: Deforestation dynamics in villages around Asankrangwa in the Wassa Amenfi West District

SOURCE: WINROCK INTERNATIONAL

This was followed by Dr. Lauren Persha (CEL/NORC), who presented an overview of her visit the previous week to six villages in the district. Dr. Persha's presentation touched on initial findings regarding community histories and demographics, the land and tree tenure situation, land and forest governance (including local institutional dynamics and customary norms on forest use), and land use and deforestation pressures. The workshop participants took careful note of the principle findings of this first baseline analysis. These key findings merit repetition because they fundamentally shaped all of the ensuing workshop discussions.

The landscape of the Wassa Amenfi West District is a profoundly altered environment characterized by a patchwork of open secondary forests surrounded by primary forest reserves managed by the Ghana Forest Commission (See Figure 3). Deforestation rates are high with some open forest remaining, but these patches may be part of a forest-fallow regime. The drivers of deforestation are clustered around three major factors:

- Cocoa farm expansion by families to expand their own production or meet land demands by youth (population growth within communities);
- Cocoa farm establishment by new *abunu* tenancy migrants (in-migration); and

- Conversion of primary and secondary fallow forests to grow food crops (land scarcity for food production).

As a result of the varied settlement histories of the landscape, the forest cover is highly spatially heterogeneous – a patchy landscape of family owned cacao plantations, fields, and small amounts of secondary forests of varying ages.

The communities in the Wassa Amenfi West District are primarily frontier settlements established between 40 and 70 years ago by the king of Asankrangwa who encouraged in-migration to provide the labor needed to cultivate and care for cacao trees. In effect, the settlers transformed the primary forests into a settled landscape of cacao farms under different customary tenure relationships. Dr. Persha noted that 85 percent of the population is in *abunu* tenancy arrangements, though farmers may have several different tenurial arrangements on different parcels of the land they farm. As a result, a single farmer may be both landlord and tenant at the same time for different plots of land. The local economy is dominated by cacao production, though illegal artisanal and semi-mechanized gold mining occurs in the area, with little known about the ecological or social impacts of this activity.

The land and tree tenure situation reflects the dynamics of these frontier communities. The early landowners, representing perhaps only about 15 percent of the present population, allocated land and tree clearing rights to migrant settlers. These original families try to maintain a hold over their initial lands. For this reason, there appear to be no "common" lands with collective community ownership, though further research is needed to confirm this. Boundaries to clan/family lands are well known. Land scarcity has become an issue, and thus drives the initiative by the original clan/families to hold on to their lands. *Abunu* tenancy fees can vary with little to no documentation of the contractual agreements. In some communities, the land reverts to the landowner once cocoa trees die or are cut. In some cases, questions are being raised about what happens to the rights of the *abunu* tenant farmer upon death – whether they are transferred to widows or other surviving relatives, or revert to the original owner.

Local communities seem to perceive little connection between maintaining forest resources and the general well-being of households or villages as a whole. During village-level focus group discussions, it was made clear to the research team that that abandoned old cocoa farms revert to secondary forest, eventually maintaining some forest resource base. Institutional structures for communal decision-making around natural resource management appear weak and owners of secondary forest do not associate much value with standing forests. Some rule-making precedents are apparent regarding non-timber forest products (e.g., restrictions on mushroom collection or firewood harvesting on private forest lands once viewed as open access for secondary forest product collection). Where these resources become scarce, customary norms are changing to limit access which has led to conflicts.

3.1.1 DISCUSSION AND RECOMMENDATIONS

The presentations led to rich discussions focusing primarily on the challenges facing the promotion of land use planning for improved resource management. The following key recommendations emerged from the discussion:

- *Need to test forest governance approaches:* The USAID ILRG bridge phase needs to test approaches and better understand how context may shape results. The six communities visited all had different tenure and land dynamics across a small geographic area. Without land use zoning, and the associated restrictions on the use of household lands, land use planning will be limited in extent and especially to secondary forests. More applied research is thus needed on the ownership and uses of secondary forests and whether these are indeed viewed as private lands. Current thinking supposes that there are no commonly held secondary forests and primary forests are under the management control of the Forest Commission. Much more

reflection is required about how to promote land use planning for collective good in a situation where land ownership is essentially privatized. Women are also marginalized from land use decisions and governance. As in many communities in West Africa, women face additional labor constraints to rehabilitating farms because they lack the financial means to hire out labor or generate further family labor inputs. While pilot testing approaches and tools for land use planning are certainly needed before scaling to larger interventions, workshop participants stressed how much time and effort this will take.

- *Secondary forest conservation strategy:* The high degree of individual and family land holdings (including of secondary or fallow forests), lack of communally held lands, and lack of strong land governance institutions creates major challenges for promoting community-based natural resource management with a focus toward maintaining secondary forest patches.

- *Carbon accounting complexities:* Carbon accounting will also be potentially challenging, given landscape heterogeneity. Measurement challenges abound – particularly during the bridge phase where only future sequestration associated with farm rehabilitation can be estimated with any confidence. ECOM and Hershey's have not yet discussed reporting or accounting of GHGs associated with the bridge phase or any subsequent scale-up. These discussions will need to occur later and should include the Forestry Commission and how scaled up efforts fit within GCFRP and possible recognition as a hotspot intervention area (HIA).

- *Community interest in land tenure security:* The rapid assessment carried out by the USAID CEL project highlighted the interest of the local communities in the land tenure security pilot work carried out under USAID TGCC. Workshop participants noted that the USAID TGCC approach was generally viewed as positive. All farmers are interested in cacao farm rehabilitation, but *abunu* farmers are uncertain if landowners will allow cutting down of old and diseased trees for fear of loosing the tenancy rights to land. The land tenure clarification process leading to the issuance of a piece of paper goes a long way toward clarifying norms and rules governing the tenancy arrangement. For these reasons, the USAID ILRG bridge phase initiative will most likely be positively received, while recognizing that various cost constraints affect the investment decisions of farm families.

3.2 FARM LEVEL CLARIFICATION AND DOCUMENTATION OF TENURE RIGHTS (LAND AND TREE)

The second session was focused on the experience of promoting farm-level clarification and documentation of land and tree tenure rights. The facilitators intended to help the workshop participants come to a consensus on next steps (approach, roles, and responsibilities of different actors) around three distinct ways to arrive at land and tree tenure clarification. Option I consists of clarification and provision of rights documentation through an independent private sector service provider; Option II could be a community-based approach carried out exclusively by community members trained by an external facilitator in appropriate clarification and documentation methods; Option III could be have a private sector service provider working through a cocoa buying and technical service provider – in this case, ECOM extension agents – to facilitate rights clarification and documentation. In all cases, the stakeholders present at the workshop needed to clarify roles and responsibilities between the state, the private sector, and the donor interests.

Dr. Mark Freudenberger (ILRG/Tetra Tech) led off with an overview presentation reminding participants of the spectrum of options available for the Wassa Amenfi West District. He reminded the audience that the primary goal of land and tree tenure clarification and documentation needed to be oriented around the broader goal of reducing deforestation in the district; in this case, both the primary forest reserves encircling the district but also the secondary forests. This requires focusing attention on

understanding the legal frameworks governing land tenure and resource management in Ghana, the customary tenure traditions, but also national and international best practices for "doing no harm" in the anticipated pilot interventions. Interventions should take account of gender and social differentiation and be scalable, affordable, and durable.

The second presentation was by Thomas Vaassen (Meridia). Vassen described the general work of Meridia (the service provider subcontracted under USAID TGCC to pilot the land clarification and documentation process) to provide a full package of support to farmers that includes surveying, documentation and record keeping. Seventy-nine percent of all customers associated with Meridia services rate documentation good value for money; 66 percent say that documentation helped improve their quality of life and lead to greater investments in cacao farm rehabilitation.

From the experience of documenting more than 5,000 parcels in Ghana, Vassen identified the major bottlenecks that have emerged around this initiative. Affordability of land documentation services continues to be a major issue. Signing fees comprise the lion's share of the list price of documentation delivery to customers. Regulations and common practices make it difficult to simplify the documentation process and reduce the number of parties and steps required to issue land ownership documents. For a fee-based service provider to offer land and tree tenure clarification and documentation services, traditional authorities must be fully on board. While this is generally not a problem, chiefs are concerned about how to store documentation and account for second generation transactions. Systems are not yet in place to administer land transaction records on a national or district level. Ultimately, accessibility issues constrain widespread use of a service provider assessing fees for land and tree rights clarification and documentation. Economies of scale can be achieved by working through extension services at the local level, but the problem remains the need to open access to the poorest and most vulnerable of a community. Partial subsidization of document costs may need to be offered to the least affluent farmer segments.

3.2.1 DISCUSSION AND RECOMMENDATIONS

- *Learning from experience and partnering with government:* The participants greatly appreciated learning about the achievements of the USAID TGCC pilot phase and the innovations introduced by Meridia's business model in Ghana to clarify and document land rights. The Land Commission representatives expressed an interest in supporting these pilot activities and encouraged ILRG to enter into further discussions on recording customary tenure records with the Land Commission. Depositing records with the Office of the Administrator of Stool Lands was also raised as an option.

- *Linking farm documentation with farm-level renovation:* A key discussion point during the session was how to link farm-level cocoa rehabilitation with the incentive of farm level documentation. Discussion centered around whether the farm rehabilitation model offered by ECOM might also include land documentation services, and if ECOM could collect payments for documentation over time. The point was made that the majority of costs associated with land documentation is around the payment of fees to stool chiefs and other authorities. The bridge phase should explore how parties collaborate to help reduce these fees and increase processing efficiency. This could be through a combination of bottom-up approaches to engage local leaders and top-down engagement with government decision-makers led by USAID ILRG, with input from other stakeholders.

- *Gender and social equity:* The workshop participants appreciated that the fee-for-service model provides efficient documentation of land rights for those with the ability to pay. The question came up of how poorer members of rural communities might access this service. Does some kind of subsidy system need to be put in place, and if so, how can this be done without

engendering conflict? While women have constitutional rights to land, vigilance needs to be maintained during the clarification and documentation process for women to be co-signatories on any land document, and thus, by association, inheritors of land.

- *Registering tree tenure and land transactions:* The current policy on tree tenure is evolving but is expected to result in a final process to register rights to timber trees independently of land rights. This was not piloted earlier under TGCC; ECOM and Meridia both have some experience with this. It should be noted that the template introduced during the USAID TGCC pilot phase reads for secondary forest products, "For the duration of the Abunu relationship, all non-timber forest products shall vest in the farmer subject to compliance with the customary usages in the Asankrangwa." It was agreed that timber tree rights can be recorded for farms rehabilitated by ECOM, but recording rights to timber species on cocoa farms not being rehabilitated was not discussed in detail and needs further discussion.

3.3 LAND USE PLANNING IN GHANA COCOA FOREST LANDSCAPE: EXPERIENCES, CHALLENGES AND FUTURE PERSPECTIVES

The third session consisted of a lively set of presentations and discussions about the opportunities for promoting land use planning in the Wassa Amenfi West District. The session was designed to provide an overview of government of Ghana (GOG) policy and programs in land use planning, discuss the pros and cons of the community resource management area (CREMA) program for land use planning during the bridge phase, and come to consensus on how to approach this issue while taking account of gender and social inclusions issues.

Dr. Yaw Antwi Adarkwah (ILRG/Winrock International) opened the session with a short presentation noting that formal land use planning in Ghana has been concentrated mainly at the urban/built environment scale. Formal town and country planning has concerned itself with the town aspect of planning (with mixed results) and neglected the country aspect. The latest Land Use and Spatial Planning Act (Act 925 of 2016) does not provide much clarity between the formal land use planning practices proscribed for Ghana and the existence of customary land use powers of local communities. Spatial planning in Ghana is still a "command and control" approach whereby planners set standards, demand adherence, and enforce compliance. The act specifies that a Land Use and Spatial Planning Authority (LUSPA) is to set standards for spatial planning at the national level and that in rural settings, the authority is to ensure the *control* of physical development in uncontrolled or less controlled but sensitive areas such as forest reserves, nature reserves, wildlife sanctuaries, green belts, coastal wetlands, water bodies, water catchment areas, mining areas, open spaces, and public parks, and ensure that the exploitative use of natural resources for agriculture, mining, industry, and other related activities do not adversely impact human settlements.

USAID Agriculture and Natural Resource Management (AgNRM) project staff member Martin Yelibora (Winrock International) presented the Eco Game used to promote community land use planning in northern Ghana. The Eco Game is a science-based simulation game tailored to the specificities of particular landscapes that explores the impact of land use choices on ecosystem services, economics, and resilience. Participants select land uses to provide resources needed to meet their community's basic household needs and then consider strategies to build resiliency against natural disasters and other shocks and stressors. The result is a series of community discussions on current land and resource uses in the community and what the community needs to do to realize their shared vision. Using participatory map making, community stakeholders draft resource use zone plans that identifies areas of land and water resources that can be used for specific agreed purposes and describe each zone. Keeping in mind local zoning restrictions and existing by-laws, the community ends up preparing land use plans

that are shared broadly to address the particular environmental problematics of the landscape in a fair, transparent, and inclusive manner.

The session concluded with a presentation by Dr. Rebecca Ashley Asare (Nature Conservation Research Centre [NCRC)]) on the landscape governance approach taken under GCFRP. The presentation spelled out the theory of change underlying forest degradation in Ghana with stress placed on how agricultural expansion, cocoa farming, illegal logging, and gold mining is contributing to the transformation of the landscape. Cocoa expansion is estimated to contribute to 27 percent of the deforestation rate. Institutional drivers of forest conversion include lack of land use planning, lack of coordination, market externalities, and perverse policies and norms. Dr. Asare described how HIAs will be set up within the high forest zone that encompasses cocoa growing regions to combat deforestation through adherence to a comprehensive analytical framework and associated institutional structures primarily around the use of CREMA operating under the aegis of HIA Landscape Management Board. These governance entities will set up new institutional arrangements, rules, and sanctions to better respond to the drivers of deforestation, but through adherence to the governing of the commons principles described by Elinor Ostrom.

3.3.1 DISCUSSION AND RECOMMENDATIONS

The presentations on land use planning lead to lively debates not only in this session, but also on the second day. Several salient points emerged:

- *Take account of spatial land use planning processes:* The GOG actively promotes a spatial land use planning process. LUSPA has prepared a nine-step planning document spelling out the procedures for preparing three-tiered spatial planning documents. A 20-year spatial development plan is now in place for the country. A second-tier Western Region plan is also in place. The third tier, a district-level plan, is now available for the Asankrangwa area. Some of these plans are available on LUSPA's website (http://www.luspa.gov.gh/downloads.html). The workshop participants strongly advised the USAID ILRG project to take account of these planning processes and plans as well as build institutional collaboration with the LUSPA.

- *Participatory land use planning takes time:* For effective land use planning of the rural landscape, there needs to be concerted effort to engage relevant customary land rights holders. The current government planning procedures largely ignore the central place of chiefs and customary land owners in devising norms, rules, and sanctions governing the use of natural resources. While the GOG promotes multi-level spatial planning processes from the district level up to the national, these planning processes and plans have largely circumvented customary authorities. For this reason, there may not be much buy-in.

- *Learn from the community:* Workshop participants repeatedly highlighted the need to carry out rigorous diagnostics to understand the history of landscape change of both ecological and social factors. Historical trajectories vary considerably in communities separated by only a few short miles. Learning about the internal governance dynamics of communities is critically important as otherwise one can fall on communities where there is limited interest in cacao rehabilitation and resource management.

- *Resource governance priorities:* GCFRP is still very much in its infancy. HIAs could be proposed for the Wassa Amenfi West District. Investments would need to be made to set up landscape level governance structures as a precondition to local level community planning. Establishing a formal CREMA can be expected to take more than two years, but the CREMA approach or similar governance structures can be adapted to meet local needs. Resource governance will entail the creation of by-laws, rules, and regulations at the local level to govern the use of natural

resources for present and future generation. Incentives to implement land use plans are also important, and the Eco Game could be a tool to help with this. Ostrom's governing of the commons principles are useful for guiding new programs at the field level, but still need to be grounded in and reflective of the local context. Recognition is needed of the time and costs of building inclusive public dialogue that takes into account the voices of women and other often excluded people.

3.4 CURRENT THINKING AROUND FARM-LEVEL RENOVATION OF COCOA FARMS

The fourth session turned to the recent experiences and future perspectives for farm-level renovation of cocoa farms. The intent was to bring participants up to date on the latest results from ECOM's approach to cocoa farm renovation since the TGCC pilot, how the technical model has evolved, and the need to communicate advancements.

Olga Gormalova (ECOM) led the Sustainable Management Services (SMS) presentation, a comprehensive review of accomplishments and challenges which highlighted the technical and financial issues surrounding efforts to rehabilitate family-run cocoa plantations. The major challenges facing the economy are the old age of cocoa trees and the widespread prevalence of Cocoa Swollen Shoot Virus Disease (CSSVD). The Cocoa Health and Extension Department (CHED) surveyed 1.9 million ha of cocoa tree plantations and found that 17 percent of trees are affected by CSSV, 33 percent are over age, and a total of approximately 40 percent are generally unproductive; it was estimated that approximately 700,000 hectares of cocoa need to be replanted. In 2018, CHED started implementing a new and fully subsidized rehabilitation program with the intention of rehabilitating 10,000 hectares.

ECOM's Sustainable Management Services is contributing to the rehabilitation of cacao trees by instituting a pilot program to rehabilitate 50 hectares with 71 farmers spread across Ashanti, Western, Central, and Eastern regions of Ghana. Ten of these farmers were part of the TGCC pilot in Asankrangwa District. In the ECOM farm rehabilitation model, the farmer allows SMS to manage his or her farm for about three years. The farmer signs a memorandum of understanding for ECOM to provide the labor, inputs, technical and financial support, market access linkage support, and planting material needed to rehabilitate the plantation. The costs of these services are then repaid from the proceeds of food crops intercropped with young cocoa over a period of three years. By year four, when the loan is fully repaid, the farmer takes over the management of the farm or opts for farm management service provided at a fee by ECOM's SMS.

The fee-for-service ECOM approach is a diametrically different approach to the CHED strategy of providing free trees and technical advice to farmers. Even now at the early stages of experimentation, the initiative is generating valuable lessons. Various technical challenges have been encountered; for instance, cocoa seedling survival rates have been highly variable depending on the source of seedlings. Seedlings sourced from CHED experienced very high mortality compared to seedlings acquired from Tree Global. The overall survival rates of cocoa trees have been very low. Planting the cocoa seedlings six or 12 months after plantains have been planted for shade is being tested and is expected to increase seedling survival. The financial model also needs more work to take into account seedling survival, higher than expected labor costs, and lower than expected revenue from cash crops. The variety of plantain planted in the first pilot did not command a high price; other varieties need to be tested. During the next seasons, turmeric sold to various markets through ECOM channels will continue to be tested as an additional cash crop that could be planted alongside plantain. While farmers were initially skeptical of the SMS package, interest is growing rapidly. Farmers find rehabilitation service as an opportunity to revive their farms and keep their lands. Farmers with land tenure documentation provided by TGCC now feel secure to cut and replant their farms. SMS is continuing to research and understand what it will take to scale up the model in the seasons to come.

3.4.1 DISCUSSION AND RECOMMENDATIONS

- *Identifying further target groups of farmers:* Discussion focused on technical aspects of farm rehabilitation and the business model, covering the current rehabilitation package and associated labor costs; possible use of permanent labor; the need to re-develop repayment terms; options to mechanize farm activities like weeding; the need to establish shade by planting plantains first, before the cocoa; and, experimentation with different crop combinations to optimize farm profitability.

- *Address obstacles to scaling up:* The rehabilitation initiative encounters many of the challenges small farmers confront in Ghana – variable prices for agricultural commodities, fluctuating weather, seedling mortality, financial challenges for repaying loans, and other day-by-day uncertainties. ECOM was commended for sharing these challenges. ECOM recognizes that mitigating risk caused by price fluctuation for staple crops requires a more diversified planting regime of alternating annual crops of cabbage, turmeric, and maize. Building trust among farmers takes time but is advancing. Trust has been built by setting up the land and tree documentation process and farmers are now seeing the gradual change in their farm conditions through the aggressive investment in tree rehabilitation. The community is also seeing benefits because young people are being hired to carry out some of the more skilled rehabilitation work while learning climate-smart agriculture (CSA) techniques. As the kinks in the cocoa tree rehabilitation initiative are worked out and as ECOM increases the area renovated, economies of scale will be reached, derived from labor efficiencies and volume discounts in transport and fertilizer prices. That said, new opportunities are emerging around agricultural innovation and repayment schemes. Various long-term funding issues need to be worked out to facilitate expansion of the rehabilitation model. There was some discussion around the long-term sustainability of CHED's approach, along with the possibility of ECOM collaborating with CHED. This included raising the prospect of a small portion of CHED's current funding being used to guarantee ECOM's investments, and/or linking this with a larger loan guarantee.

3.5 INPUT FROM FOR USAID CEADIR PROJECT

CEADIR team leader Santiago Enriquez (Abt Associates) presented on future complementary research that will be carried out on the costs and benefits of climate-smart rehabilitation of cacao trees. CEADIR helps governments, the private sector, and civil society make the business and economic case for climate change mitigation and adaptation actions. The project mobilizes access to public and private finance in adaptation, clean energy, and sustainable landscapes to scale up low-carbon, climate-resilient development.

CEADIR will conduct cost-benefit analyses and environmental benefits analyses for two sets of practices: CSA practices for cacao that have been adopted in areas that will likely be affected by climate change (based on data collected by the International Institute of Tropical Agriculture and CEADIR local experts, and CSA practices associated with the rehabilitation of cacao farms supported by ECOM. Most of the research in Ghana on the cacao economy is being carried out in November and December 2018, with a report due out in early 2019.

4.0 DAY 2: TECHNICAL AND FINACIAL CONSIDERATIONS FOR CACAO TREE RENOVATION

4.1 IDENTIFICATION OF KEY CHALLENGES

The second day started out with an in-depth discussion of opportunities and challenges for working in the three technical areas of the USAID ILRG Cacao Deforestation Free Cacao initiative: land use planning, farm tenure documentation, and farm rehabilitation. During this first session, the smaller group of participants noted that the $800,000 allocated by USAID for the two-year bridge phase activity considerably limits the range of activities that can be carried out. Future funding levels are unknown at this time, and so expectations must be carefully managed. Activities must be carefully designed to generate results which can be measured and evaluated through primarily the lenses of contributing to the reduction of deforestation and global carbon emissions. The pilot should be viewed as a way to test theory and practice while also leveraging other sources of funding.

4.2 IMPLEMENTATION PLANNING: LAND USE PLANNING IN GHANA COCOA FOREST LANDSCAPE: EXPERIENCES, CHALLENGES AND FUTURE PERSPECTIVES

4.2.1 OPPORTUNITIES

The workshop participants unanimously supported land use planning in the Wassa Amenfi West District landscape. Clearly, coordination is needed among multiple actors to address the systemic drivers of deforestation. Innovative initiatives, like those of ECOM and Hershey's to rehabilitate cocoa plantations, promise to regenerate a degraded farmed landscape, but without collective decision making at the broader landscape level, deforestation of both primary forests (adjoining Forest Commission reserves) and secondary fallow forests will continue unabated. Profound behavioral changes are needed by farmers, especially the *abunu* migrant farmers and landlords, with regards to land clearing practices for cocoa tree planting. Customary authorities could play a central role in governing how resources are used on the private spaces of the landowners themselves. In effect, a robust social dialogue is needed throughout the Wassa Amenfi West District landscape to generate a societal engagement on ways to protect, conserve, and use wisely the natural resource base while also generating viable livelihoods for local residents. The GOG is committed to spatial land use planning from the national to the local level, but that should not mean simply writing land use plans. Local-level institutional commitment is needed at the chieftaincy level to define and enforce rules governing resource use, but resource use that occurs primarily on private lands. Maintaining the mosaic of secondary forests is critical to the broader collective good, but the forest use at this time is primarily governed by the resource management decisions of the landowners and the *abunu* "stranger" farmers that use the land.

4.2.2 CHALLENGES

The major challenge for carrying out this component centers around the limited two-year lifespan of the bridge phase. Two years is hardly enough time to build the comprehensive multi-stakeholder commitment needed to reduce deforestation and carbon emissions in a landscape where the core environmental threats are so deeply rooted. Changing the behavior of hundreds of farmers across a landscape requires an investment of time and resources to build trust at multiple scales involving highly diverse communities and multiple actors from the national down to the district level. Since no

commonly held forest resources exist in the Wassa Amenfi West District, setting up common property or co-management forest governance regimes is not the answer. Maintaining the forest cover of secondary forests is in the hands of the customary owners of the land and the migrant labor force involved in various tenancy arrangements. The CREMA model of forest management may not be applicable to this landscape because of the non-existence of the forest commons. Similarly, models for diversifying the local economy away from the predominant dependence on the cocoa economy are not tested. It is not yet known whether land use planning can lead to a comprehensive reduction of pressures to convert secondary forested landscapes into cocoa plantations that contain less carbon stocks per hectare. The limited activity budget cannot do much to address the drivers of deforestation unless complemented by many other coordinated institutional investments.

4.2.3 NEXT STEPS

The workshop participants came to the realistic conclusion that the bridge phase can probably do little more than develop and ideally test an approach and tools such as the Eco Game for future land use planning suitable for a cocoa growing area facing multiple drivers of deforestation. Highly participatory diagnostics involving local stakeholders is needed to build a common vision of how to carry out land use planning, and the associated land use plans, by-laws, and farmer level behavioral changes required to alter the way resources are used and protected throughout the district. Many land use planning techniques, like the Eco Game used by the USAID AgNRM project, are valuable tools needed to build awareness around environmental dynamics and generate community consensus on ways to rehabilitate the damaged environment and the value of protecting remaining primary and secondary forests. Perhaps through constructing an informed road map for land use planning, this may leverage other institutional commitments to what might be a new HIA.

4.3 IMPLEMENTATION PLANNING: COCOA FARM TENURE DOCUMENTATION (LAND AND TREE TENURE)

4.3.1 OPPORTUNITIES

The farm tenure documentation process launched during the TGCC pilot basis through a fee-for-service model seems promising. Those participating in the purchase of tenure security services greatly appreciate obtaining documentation of their land rights. The customary landowners and *abunu* farmers both like the clarification of rights needed to manage cocoa trees; for landowners, the documentation also helps in discussion of land inheritance. Considerable interest exists to integrate the land and tree tenure service into the overall ECOM package of services offered to farmers engaged in rehabilitating cocoa trees. A comprehensive package of tenure security combined with technical and financial inputs to cocoa tree replanting is innovative and pathbreaking in Ghana and far beyond.

4.3.2 CHALLENGES

The central challenge faced with increasing the adoption of this model is how to reduce the costs of land documentation and increase access to the most vulnerable members of the rural community. Documenting tree rights on existing farms also needs further discussion. Many of the costs are associated with fees required by both the stools chiefs and government regulations. In effect, a rural land rights administration system capable of handling a large number of registered documents is not in place. Without formal recognition and government approval, the issuance of land documentation by a service provider, even if approved by the customary or statutory authorities, risks creating major registration bottlenecks. There are various ways to try to address these obstacles, but some require considerable investments of time and financial resources to change policy and practice at the national and local levels.

In effect, an administrative system that reflects government policy and practice would need to be designed. Working closely with the Land Commission would be essential, but some of those engagements may be beyond the purvey of a service provider.

4.3.3 NEXT STEPS

The workshop participants discussed at some length ways to strengthen the pay-for-services approach. "Wall-to-wall" base mapping of all land parcels in the chieftaincy and then offering to farmers the opportunity to pay for the process of documenting their individual parcel land rights was proposed. This mapping cost might be subsidized by donors or the private sector. Various options were discussed about how to raise financing for this subsidization. Participants posited that the costs of mapping all land claims might cost less than the actual costs of the land documentation. Other pragmatic suggestions emerged, including support for the development of a platform for placement on tablets provided to stool chiefs to record, register, and approve documentation. Training in managing the land documentation could be provided by the project. Other equipment, like printers, might also be procured as part of the process of establishing a stronger land administration system at the stool chief level.

4.4 IMPLEMENTATION PLANNING: COCOA FARM RENOVATION

4.4.1 OPPORTUNITIES

The cocoa farm renovation initiative implemented by ECOM with the support of Hershey's is an unfolding experiment testing approaches and financial models. Participants discussed various options integrating the land tenure documentation service into the overall technical services package.

4.4.2 CHALLENGES

Perhaps the greatest challenge to the farm renovation work is the impact of the Cocobod approach to paying for many of the costs of cocoa tree rehabilitation at no cost to the farmer. Cocobod is obtaining multilateral bank financing to subsidize farm-level rehabilitation through payment of "compensation" to those engaged in replanting cocoa trees. This policy may undermine the fee-for-service approach being implemented by ECOM.

Other technical issues were discussed, such as the challenges around combatting CSSVD, which is affecting the growth of cocoa trees throughout Ghana and Côte d'Ivoire. Collective action is needed to confront this serious disease. Other tools are needed to support cocoa plantation renovation such as mini-drones for crop performance monitoring, or crop insurance for new cocoa plantings, or intercropping of other species of nitrogen fixing trees designed to increase undercover biomass production. Similarly, other agroforestry cropping combinations should be experimented with in the years to come.

4.4.3 NEXT STEPS

Time is needed to continue to test the farm-level cocoa rehabilitation initiative. Options to reduce or share some of the financial risks ECOM is taking during the testing phase should also be explored. During this testing phase, external factors could affect the incentive structures set up by ECOM. Verification is needed from Cocobod about their approaches to subsidization of cocoa tree rehabilitation. Perhaps the model being tested by ECOM could inform differing approaches currently envisaged by Cocobod. Without some degree of common approaches, institutions committed to cocoa plantation renovation may work one against the other.

4.5 CROSS CUTTING: GENDER AND SOCIAL INCLUSION

Gender and social inclusion issues were discussed throughout the two days of the workshop; but to reinforce the importance of gender and social inclusion, time was also devoted to a discussion of additional concrete steps needed to ensure integration in each component. Jennifer Duncan (ILRG/Landesa) led the discussion.

The session led off with discussion around three key questions: what social inclusion is; whether and why it is important; and whether gender should be considered separately. From this initial debate, the session turned to a review of the role women play in the cocoa economy.

The GOG estimates that 25 percent cocoa farmers are women. The percentage can be higher, as shown by the work carried out in Nyame Nnae under TGCC, where of the 190 farms surveyed and documented, 37 percent were held by women. Thirteen percent of those women were heads of households, but in some cases, inheritance was not assured, as in the case of widows.

The presentation suggested that not all smallholder farmers are equal; other cocoa rehabilitation pilots in Ghana being tested are geared toward the privileged. The ECOM financial model can be sustainable, but it may be difficult to scale up and reach poorer farmers or stranger farmers with insecure tenure. The point was well taken that the initial work by TGCC was a success for documenting land rights, but tree tenure rights documentation still needs to be considered. Since resource tenure is often for a bundle of rights, rights need to be designed for all resources on the land. But what this means for women who may not have tree tenure rights, but instead other secondary rights, must be considered.

The discussion then turned to the question of social inclusion. Approximately 40 percent of the labor force in the area is migrant or settler farmers; they play a predominant role in the community but may not have secure rights. Similarly, about 33 percent of the population is youth, but their access to land may be quite constrained in the customary land tenure system. What measures can be taken to deal with youths' demands for land? Participants noted that primary forests, and perhaps even the patchwork of secondary forests, are the land reserve often coveted by youth seeking land to cultivate cocoa. Perhaps in places far from urban centers, youth have few choices but to invest in agriculture rather than migrate to cities.

The lively debate led to several key recommendations. All agreed that the project needs to spend time and resources in continuing to learn about gender dynamics and social inclusion. Project interventions must be designed so that community members better understand how women and different status groups engage within the community. Gender and social inclusion training needs to be offered to the project implementation team, and these issues must be discussed for each of the three components. Project activities should be planned in a way that incorporates women into decision-making. Simple things, like when and where to schedule meetings, must be considered in light of women's heavy workloads. Most importantly, gender and social inclusion must be discussed with chiefs and other community decision makers. Finally, ILRG must ensure that scopes of work include work on gender and social inclusion and set aside appropriate project resources.

4.6 MONITORING AND EVALUATION

The final session of the workshop discussed at some length how learning, monitoring, and impact evaluation will be carried out during the bridge phase. The USAID CEL project will play a key role in carrying out an impact evaluation. Dr. Lauren Persha (CEL/NORC) is developing the impact evaluation methodology for submission by the end of December 2018. Close collaboration is needed between the USAID ILRG and USAID CEL teams. Both teams need to develop key long and short-term outcomes and indicators. Field work and data collection needs to be coordinated to minimize disruptions to farmers through intensive interviews and surveys. Discussions on various pragmatic considerations

dominated around issues like how many farmers would participate in the evaluation process to make analysis statistically viable. Tentative agreement was reached to carry out impact evaluation in three communities and Nyame Nnae, where TGCC carried out the initial rights documentation work. Evaluation of the land use planning component will have to consider all the villages participating in the process. ECOM noted that it is looking to expand farmer participation in the cocoa rehabilitation initiative so that there may be an additional 150 acres of rehabilitation with about 50 new farmers.

ANNEX 1: WORKSHOP AGENDA

Planning Workshop

Supporting Deforestation Free Cocoa in Ghana

Final Agenda

Dates: Tuesday November 13 and Wednesday November 14, 2018

Venue: La Palm Royal Beach Hotel, Accra, Ghana

Objectives: Validate and finalize outline for implementation plan for the deforestation free cocoa two-year bridge phase, including activities, roles, responsibilities, and timeline for all involved stakeholders; build new alliances with Government of Ghana local and national authorities.

Day I: Resource Planning and Land Tenure Clarification and Formalization

8:30 ***Opening***

Round the room introductions, welcome

Welcome remarks: Caleb Stevens, USAID

Session facilitator: Robert O'Sullivan, ILRG (Winrock International)

Facilitation for the day: Mark Freudenberger, ILRG (Tetra Tech)

9:00 ***The Environmental and Social Dynamics of Deforestation and Cocoa: Case of Wassa Amenfi West District***

Objective: Set the stage and context for the bridge phase, clarify expectations post-bridge, and summarize work to date and the 3 key components and problem statement of; i) forest governance and land use planning to reduce GHG emissions and promote carbon sequestration within the cocoa-forest landscape; ii) clarifying tenure rights and reducing tenure insecurity, taking account of gender and vulnerable groups; iii) cacao farm yield and renovation needs.

Issues: What is the current understanding on deforestation drivers and gaps in knowledge; how to include gender and social inclusion in the bridge; monitoring and evaluation needs; GHG reporting and accounting, including links to government and corporate commitments; scale post-bridge.

Format: Presentation and Q&A

Presenter: Robert O'Sullivan, ILRG (Winrock International); Lauren Persha, CEL (NORC)

10:30 ***Farm Level Clarification and Documentation of Tenure Rights (Land and Tree)***

Objectives: Present options for clarifying and documenting tree and land tenure rights with intent of coming to a consensus on next steps (approach, roles, and responsibilities of different actors). Options are: i) Clarification through independent private sector service provider; ii) community-based approach; iii) Involvement of ECOM extension agents (could be combined with i) or ii)). Clarify roles and responsibilities of private sector, USAID, and ILRG project.

Issues: Government policy and programs; affordability, availability, accessibility, efficiency, effectiveness, ongoing document retention and record keeping, access to women and vulnerable populations and overall sustainability. Tree tenure specific issues: latest Forestry Commission policy and tree rights documentation.

Format: Short presentations (15 min total), Q&A and discussion

Presenter: Mark Freudenberger, ILRG (Tetra Tech); Yaw Adarkwah Antwi, ILRG (Winrock International); Meridia

Facilitator: Robert O'Sullivan, ILRG (Winrock International)

11:00 Tea and coffee break

Farm Level Clarification and Documentation of Tenure Rights (Land and Tree) - continued

Format: Q&A and discussion continued

12:30 Lunch Break

1:30 *Land Use Planning in Ghana Cocoa Forest Landscape: Experiences, Challenges and Future Perspectives*

Objective: Review the policy, approaches, and experiences of land use planning in Ghana to arrive at a common understanding of opportunities and challenges for land use planning to help reduce deforestation in Wassa Amenfi West District. Clarify roles and responsibilities of private sector, USAID, and ILRG project.

Issues: Overview of Government of Ghana policy and programs in land use planning; government, community, and customary land use planning experiences; pros and cons of using a Community Resource Management Area (CREMA) for land use planning during the bridge phase; gender and social inclusion; scale of land use planning during the bridge-phase.

Format: Presentation and discussion. Overview presentation, Yaw Adarkwah, ILRG (Winrock International); HIA and CREMAs, Rebecca Asare (NCRC); AgNRM Eco Game approach, Martin Yelibora, AgNRM (Winrock International); moderated discussion with input from government authorities.

Facilitator: Mark Freudenberger, ILRG (Tetra Tech)

3:30 Coffee break

3:45 *Overview: Current Thinking around Farm Level Renovation of Cocoa Farms*

Objectives: To bring participants up to date on latest thinking on ECOM's approach to cocoa farm renovation and their needs to show success. Start with overview of work done to date and how model has evolved. Clarify roles and responsibilities of private sector, USAID, and ILRG project.

Issues: Review current approach of the finance model (cost-revenue model) and describe gaps and needs to refine model to allow scale up including: testing new technology or tools to cut costs (soil scanner, virus detection, drones, crop insurance), crop selection, cocoa varieties and shade tree selection, financial support. Discuss geographic location and scale of next 2 years, support needed from USAID and other partners' contributions. Review ECOM's understandings of "scaling-up."

Format: Presentation and discussion. Olga Gormalova, ECOM technical presentation

Presenter: ECOM

5:15 Input from for USAID CEADIR project

Presenter: Santiago Enriquez, Abt Associates

5:30 Wrap-Up and close

Facilitator: Caleb Stevens, USAID

Day 2: Technical and Financial Considerations for Cacao Tree Renovation

8:30 *Kick-off*

Objective: Identify key challenges identified from day 1

Format: Each person to write down what they see as the 3 biggest implementation gaps or challenges for land use planning, farm level tenure documentation, and/or farm level rehabilitation.

Facilitator: Mark Freudenberger, ILRG (Tetra Tech)

9:00 *Implementation planning: Land use planning*

Objective: Identify who doing what, when, and where during the bridge phase. This should cover expected timeline, resource needs and key deliverables.

Format: Present draft plan for input and discussion

Presenter: Robert O'Sullivan, ILRG (Winrock International)

10:30 Tea and coffee break

10:45 *Implementation planning: Cocoa farm tenure documentation (land and tree tenure)*

Objective: Identify who doing what, when, and where during the bridge phase. This should cover expected timeline, resource needs and key deliverables.

Format: Present draft plan for input and discussion

Presenter: Tawiah Agyarko-Kwarteng, Hershey's

12:15 Lunch

1:15 *Implementation planning: Cocoa farm renovation*

Objective: Identify who doing what, when, and where during the bridge phase. This should cover expected timeline, resource needs and key deliverables.

Format: Present draft plan for input and discussion

Presenter: Ana Herrera, Bismark Appiah, ECOM

2:30 *Cross cutting: Gender and social inclusion*

Objective: Identify additional concrete steps needed to ensure gender and social inclusion is integrated into each component. Review of gender issues assessment in pilot phase.

Format: Conference-call led presentation by Jen Duncan

Facilitator: Jen Duncan (remote), ILRG (Landesa)

3:30 Tea and coffee break

3:45 *Monitoring and evaluation*

Objective: Clarify how learning, monitoring, and impact evaluation will be carried out during the bridge phase and scale up.

Format: Presentation by Lauren Persha

Facilitator: Lauren Persha, CEL (NORC)

4:30 *Final implementation plan review, parking lot*

Objectives: Review complete bridge phase implementation plan including key activities, roles and responsibilities of parties, timelines, deliverables; revisit post-bridge expectations, timeline, and scale; identify any remaining gaps or uncertainties that need to be addressed.

Format: Review consolidated draft of: Overall project Gantt chart, table of roles, responsibilities, and contributions (financial, in-kind) for each activity, table of deliverables and dates (projector showing drafts on a screen)

Facilitator: Mark Freudenberger, ILRG (Tetra Tech) and Robert O'Sullivan, ILRG (Winrock International)

5:30 *Close*

ANNEX 2: WORKSHOP PARTICIPANT LIST

TABLE 1. WORKSHOP PARTICIPANTS

NAME	INSTITUTION	DAY 1	DAY 2
Nana Kwesi Addae	Regent Asankrangwa	X	
Wale Adeleke	West Africa Biodiversity and Climate Change project (Tetra Tech ARD)	X	
Tawiah Agyarko-Kwarteng	Hershey's	X	X
Yaw Adarkwah Antwi	ILRG (Winrock International)	X	X
Andrews Appiah	Asankrangwa Stool Secretary	X	
Bismark Appiah	ECOM	X	X
Benedict Arichor	Land Use & Spatial Planning Authority	X	
Rebecca Asare	NCRC	X	
Hensey Asyeetey	USAID/Ghana	X	
Nicholas Baynham	Department for International Development	X	
Cleo Chou	USAID/Washington	X	X
Emmanuel Ahia Clottey	Cocobod	X	
Lawrence Dakurah	Land Use & Spatial Planning Authority	X	
René Dogbe	ILRG (Winrock International)	X	X
Jennifer Duncan	ILRG (Landesa)	X	X
Edem Fegho	Winrock International	X	
Mark Freudenberger	ILRG (Tetra Tech ARD)	X	X
Olga Gormalova	ECOM	X	
Thomas Gyambrah	Forestry Commission	X	
Ana Herrera	ECOM	X	X
Albert Martey	Hershey's	X	X
Victor Mombu	USAID/West Africa	X	
Sander Muilerman	World Cocoa Foundation	X	
Nouhous Ndam	West Africa Biodiversity and Climate Change project (Tetra Tech ARD)	X	
Joseph Okyere	Meridia	X	X
Robert O'Sullivan	ILRG (Winrock International)	X	X
Lauren Persha	USAID CEL (NORC)	X	X
Kevin Sharp	USAID/Ghana	X	
Caleb Stevens	USAID/Washington	X	X
Thomas Vaassen	Meridia	X	X
Martin Yelibora	Agriculture and Natural Resource Management Project (Winrock International)	X	X
Mabel H. Yemidi	Lands Commission	X	

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