



2nd International Land Governance and Societal Development Conference 2022: 13-15 December

Conference Proceedings

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Abbreviations

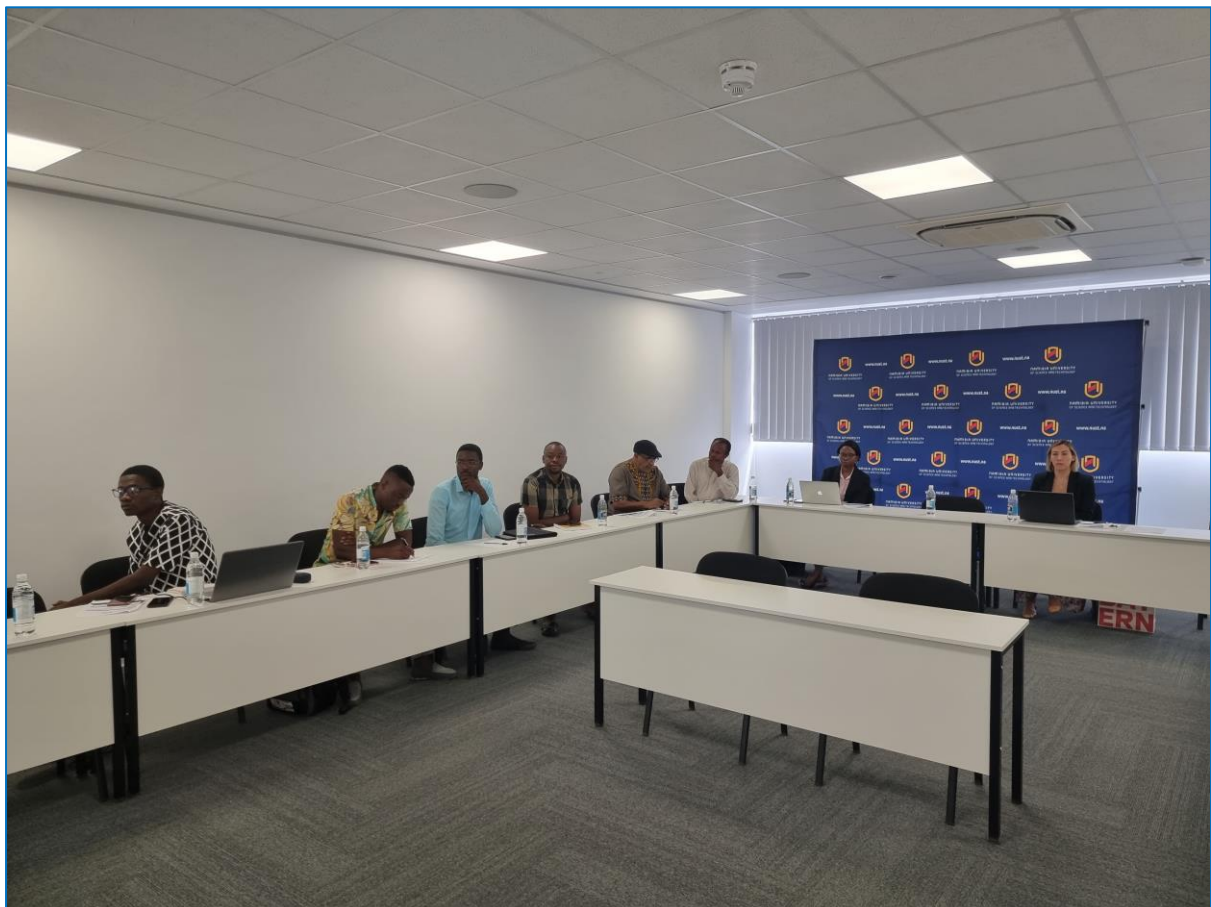
BMZ	German Ministry of Economic Development and Corporation
CLG	Centre of Land Governance (India)
CRG	Chigbu Research Group
CRMs	Critical Raw Materials
DLSS	Department of Land and Spatial Sciences (of NUST)
EALAN	Eastern Africa Land Administration Network
F2F	Face to face
FTLRP	Fast Tracking Land Reform Programme
GLTN	Global Land Tool Network
HSF	The Hanns Seidel Foundation
ITC	Faculty of Geo-Information Science and Earth Observation, University of Twente (Netherlands)
JLUP	Land Use Policy (Elsevier Journal)
KRIHS	Korea Research Institute for Human Settlements
LD&S	Local Development and Society (Routledge Journal)
LUP	Land use planning
MDGs	Millennium Development Goals
MOOC	Massive Open Online Courses
NELGA	Network of Excellence on Land Governance in Africa (Southern Africa)
NUST	Namibia University of Science and Technology
PARI	Public Affairs Research Institute (South Africa)
SDGs	Sustainable Development Goals
TR-LUP	Tenure-responsive Land Use Planning
TUM	Technical University of Munich
UEL	University of East London
UN-Habitat	United Nations Human Settlements Programme
URLLs	Urban-rural land linkages
WFP	World Food Programme
WHO	World Health Organisation

Executive Summary

1 Conference Summary

The Namibia University of Science and Technology (NUST in Windhoek, Namibia) and the Hanns Seidel Foundation (HSF, in Shandong, China) collaborated in the implementation of a conference on land governance and societal development from the 13th to the 15th of December 2022.

The conference proceeding reported here was termed, the 2nd Land Governance and Societal Development Conference because it serves as a follow-up conference emanating from a previous one hosted in 8-10 December 2021. These collaborations have been necessary as NUST, and HSF continue to find innovative ways to grow and promote knowledge on land governance in ways that would benefit societies worldwide. Land governance is societal development issue concerned with the structures, processes and rules that determine how (including what and which) decisions are made about the availability, access and use of land, as well as the way those decisions are implemented and enforced, and the way competing interests in land are administered and managed. Land governance presents opportunities for addressing societal land issues as it relates to decisions and activities put in place to improve the living conditions of people irrespective of spatial delineations.



A cross section of the F2F participants during the conference

1.1 Activity highlights

The essence of the 2nd conference is similar as the first. It was an institutional collaboration between NUST, and HSF designed to promote land governance knowledge by organising a global dialogue, networking and knowledge-building since. As a series of annual conference, a 3rd Land Governance and Societal Development Conference to continue to boost a global knowledge exchange that strengthens south-south and south-north interactions on land governance and related natural resource and spatial development (i.e., urban, peri-urban and rural) issues.

1.2 An assembly of global players in land governance

The 2nd conference involved keynote speeches, paper presentations, guided discourses and specialised multistakeholder dialogues between various global players in the land sector. These land sector actors come from diverse groups and include Centre of Land Governance (CLG) India, NUST, University of East London, HSF, UN-Habitat, The Global Land Tool Network (GLTN), Journal Land Use Policy (JLUP) of Elsevier, The Local Development and Society (LD&S) Journal of Routledge, Technical University of Munich (TUM) and Trimble Germany. Others are the Public Affairs Research Institute (PARI), South Africa, University of Venda, South Africa, University of Twente - Faculty of Geo-Information Science and Earth Observation (ITC), Public Affairs Research Institute (PARI), South Africa, Federal University of Science and Technology Minna (Nigeria). Others are East China Normal University (Shanghai, China), Zhejiang University (Hangzhou, China), Shanghai Jiaotong University (China), Aalborg University (Denmark), Network of Excellence on Land Governance in Africa (NELGA), Korea Research Institute for Human Settlements (KRIHS) (South Korea), Eastern Africa Land Administration Network (EALAN), London School of Economics and Political Science (London, UK), Leibniz University of Hannover (Hannover, Germany), GIZ (Ethiopia/Namibia/Germany), University of Rwanda, Ardhi University (Tanzania), Kwame Nkrumah University of Science and Technology (Kumasi, Ghana).

1.3 Conference structure and consensus

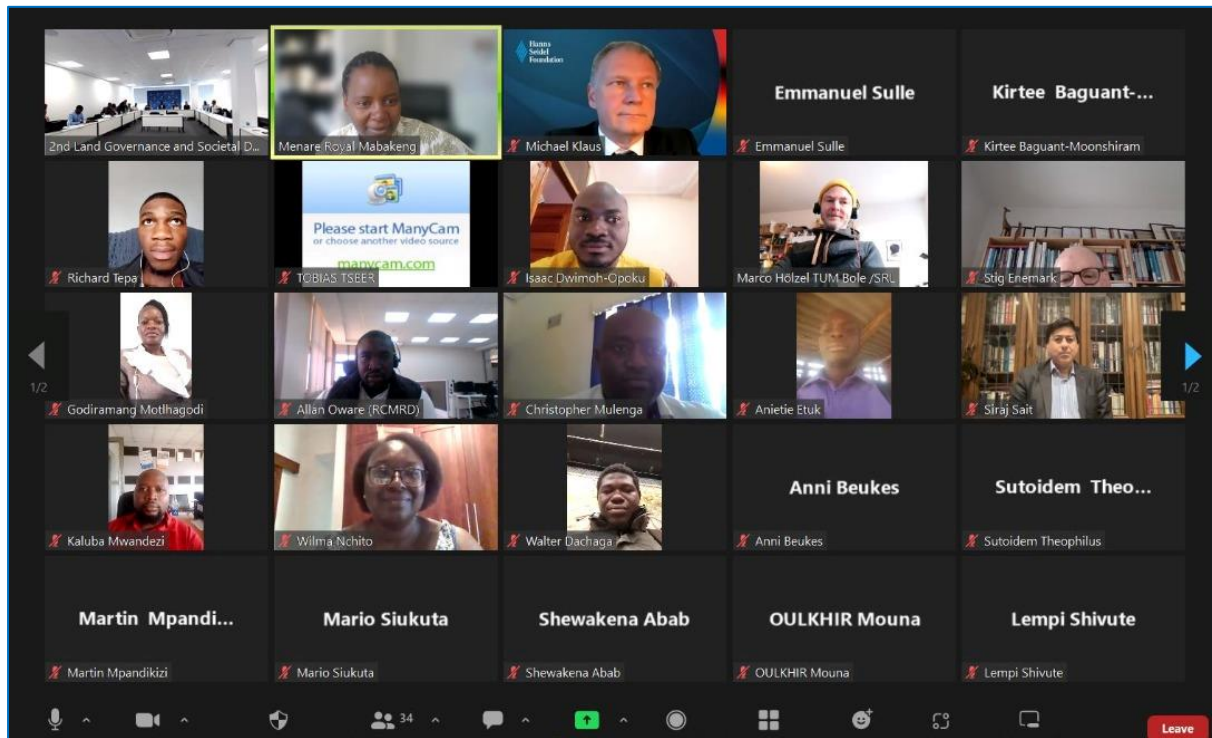
The 2nd conference is different from the 1st of 2021 in two main ways.

- It is a hybrid conference and involved face-to-face (F2F) assembly of participants in Windhoek Namibia, and online participants from around the world.
- It involved non-parallel sessions. This allowed all participants to be part of every session conducted in the conference.

Among many consensus and common interests reached during this conference, the standouts include that:

- All participants of the conference (both individual and institutional representations) agreed on the need to have a 3rd land governance and societal development conference sometime in the year 2023.
- The Journals, JLUP and LD&S, were introduced to the participants as renewed platforms for disseminating their research on land governance and Societal development Issues.
- The NELGA session reflected briefly on their ongoing commitment to promote the GLTN Teaching Essentials for Responsible Land Administration. Participants present showed openness to the conversion of the teaching essentials into MOOC forms to enable easier use and access to potential users in developing countries.

- The Shanghai Jiaotong University (China) offered collaboration opportunities to participants which was accepted.
- The announcement of NUST and the HSF to continue the collaboration in hosting the conference and possibly turn it into a multi-hybrid event where other institutions can have separate F2F sessions as part of the broader conference programme.



A cross section of the virtual participants at the conference

Background

2 Introduction

Since 2021, NUST and HSF have collaborated to promote land governance knowledge by organizing global forums for dialogue, networking, and knowledge-building. During this time, they have organized a land governance conference (online) in 2021 and dialogues on urban-rural land governance in Warsaw (Poland) in 2022. Other global players have helped to make this partnership a reality. Zhejiang University (China), the FIG, the GLTN, NELGA, the Shanghai Jiaotong University (China), JLUP, the International Islamic University Malaysia, CABI Publishers (United Kingdom), the University of the Philippines, East China Normal University, and many others are among them.

These collaborations have been necessary as NUST and HSF continue to develop and promote knowledge on land governance in ways that benefit societies worldwide. Land governance is a societal development issue concerned with the structures, processes, and rules that govern how (including what and which) decisions about the availability, access, and use of land are made, as well as how those decisions are implemented and enforced, and competing land interests are administered and managed.

As a result, land governance (in the context of societal development) has many dimensions, such as land reform and land policy, urban development, rural development, peri-urban development, and spatial development. Land restoration, real estate and property rights, rural-urban linkages, land rights and gender, land capacity building, land use (or spatial) planning, land management and land administration, and land tenure and tenure security are also included (to mention a few). To fully realize the enormous land governance potential, good land governance will be critical in ensuring coherent learning and strategy implementation in societies.

2.1 Second Land Governance and Societal Development Conference

The theme of the 2nd International Conference on Land Governance and Societal Development was chosen by NUST and HSF, who have agreed to keep the momentum going from the first conference in 2021. The main objectives remained to:

- Facilitate knowledge-building and capacity development solutions wherever they occur – in the global south or global north.
- Maintain global stakeholder engagement in land governance and societal development discourse.

In close collaboration with its partners, the HSF (sponsor) and NUST (co-sponsor and organizer) actively promoted discourse and knowledge on the development of societies, with a focus on land governance experiences. The specific activities included:

- Plenary for the presentation of keynotes (with question-and-answer sessions)
- Academic writing and journal publication on land governance information sessions: Q&A sessions with editors of "Journal Land Use Policy" (JLUP) (Elsevier) "Local Development and Society" (LD&S) Q&A (Routledge).
- Agreement was reached between selected partners to collaborate in a Journal Special Issue in the LD&S (Routledge).
- Interaction session on Africa-Asia land governance experiences.
- Stakeholder progress review of GLTN / UN-Habitat-commissioned reports launched in 2021. These include the NUST/FIG/UN-Habitat/GLTN reports on *Urban-rural land linkages: A concept and action plan*. And the *Tenure-Responsive Land Use Planning: A Practical Guide for National Intervention*.

The 3-Day Proceedings

3 Day 1 proceeding (13th December)

3.1 Opening and introduction of event personalities

The Conference began with opening remarks and introductions by the representatives of HSF (Dr Michael Klaus) and NUST (Prof Eugene Chigbu).

They gave a brief on land governance and societal development and thanked all participants online and in-person for their presence.

They introduced the members of the *Chigbu Research Group (CRG)* served as the local organising committee for the conference at NUST. Their roles were stated.

Dr Oluibukun Ajayi (of NUST) was introduced as the F2F moderator for the day. Dr Oluibukun Ajayi is a Senior Lecturer at the Department of Land and Spatial Sciences, NUST.

Ms Royal Mabakeng, a lecturer in the department of Land and Spatial Sciences (NUST) was introduced as the virtual moderator and technical person.

Dr Eric Yankson was introduced to do the welcome speech for NUST. Dr Eric Yankson is the outgoing Associate Dean (Research), Faculty of Engineering and Built Environment at NUST.

Ms Elvena Hayford and Ms Cathrine Marenga were introduced as the F2F technical persons and rapporteur, respectively.

Prof Chigbu gave an overview of the first day of conference activities after introducing the moderator for the day.

3.2 Welcome Speeches (NUST and HSF)

Dr. Eric Yankson delivered the first welcome speech (on behalf of NUST). He welcomed all partners, F2F participants from TUM and NUST and emphasized the importance of dialogue on the topic of land governance and societal development. He lauded the ongoing collaborations between NUST and HSF and called for improved partnership between the key players in land governance across the world.

Dr Klaus (HSF) delivered the next welcome speech. In his position as HSF representative, he emphasized the importance of scientific exchange, having students participate in these engagements especially online, and the publication of scientific journals pertaining to land governance and urban-rural linkages, as well as the importance of further implementation of solutions generated by the conference. He noted that this will demonstrate that these conferences are indeed successful and effective. He further shared that HSF aims to train people to take initiative and responsibility with the engagement in society supported by the German Ministry of Economic Development and Corporation (BMZ).¹

¹ All welcome and keynote speeches are presented in the appendixes of this report, followed by the presentations provided by each presenter. Not all keynote speakers and presenters had a written speech or PowerPoint presentation. Only the ones available to the organisers have been included in this report.

3.3 F2F Keynote: Ancestral Land Claims in the context of land and reform

A keynote on the topic of “Ancestral Land Claims in the context of land and reform” was delivered by Paramount Traditional Ruler of the Ova Herero people of Namibia, [Prof Mutjinde Katjua](#).

In the keynote, he expressed gratitude to the organisers (HSF and NUST) for creating a forum capable of facilitating exchanges across the world. He for the land governance exchange to be one capable of leading to the formulation of solutions on the array of interventions for ancestral reform in various parts of the traditional/Indigenous societies around the world. He highlighting that Namibia is ancestral land that was occupied and belonged to the San people 200 000 years ago. He identified land from four interrelated concepts:

- Space of Culturalization/ Origin- for development of that specific society/descendants e.g. Great Zimbabwe
- Landscape/sights- use of these lands having to become evolved in sacrificial land
- Space of ancestors- a landscape of ancestors, known to carry the spirit of ancestors (burial site)
- Utility of Land- productivity of land and convention of land for the development of society.

He noted that these 4 primary areas are used to define ancestral land rights and claims. He furthermore explained the use of ancestral land; productive use, sacred lands, producing wildlife, crops, tourism and natural resources thus falling under customary land rights. Categories in customary land rights as cultural group use, sacred lands for exclusive rights for specific groups further subdivided into subsets into patrimonial lines of each culture.

According to him, there is no one size fits all policy that can be used for ancestral land. The challenge brings about the question of whether the restitution of ancestors is possible. Professor Katjua has expressed that he thinks it is possible by recognizing that it exists and has to be in forced, the types of methods of restitution.

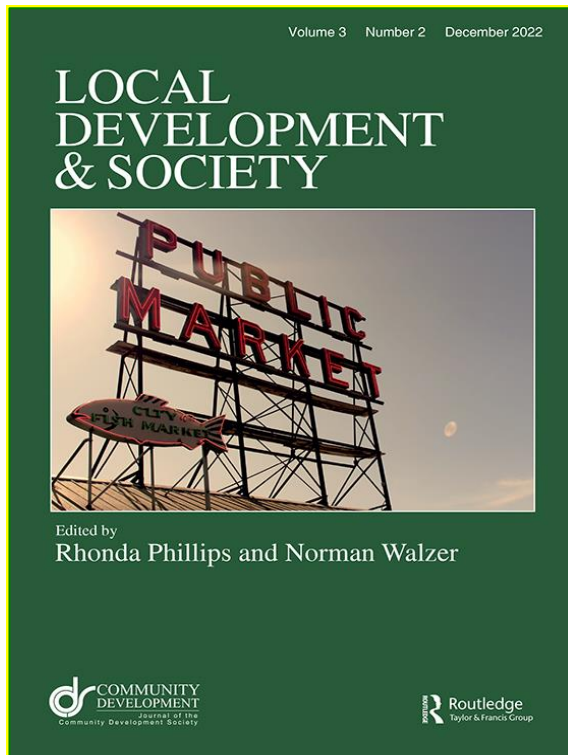
Lastly, he noted that the restitution of actual land dispossessed is difficult to be given back to original inhabitants due to the evolution of certain places into cities. He called for the repossession of land in any nation where people had been previously disposed of land to be flexible to diverse groups by negotiating the size or allocating alternative land to facilitate the group and monetary compensation given to groups for the loss of land as a policy aspect. The preservation of culture could also be added to this policy.

3.4 SESSION 1: Peer review research JLUP and LD&S (F2F)

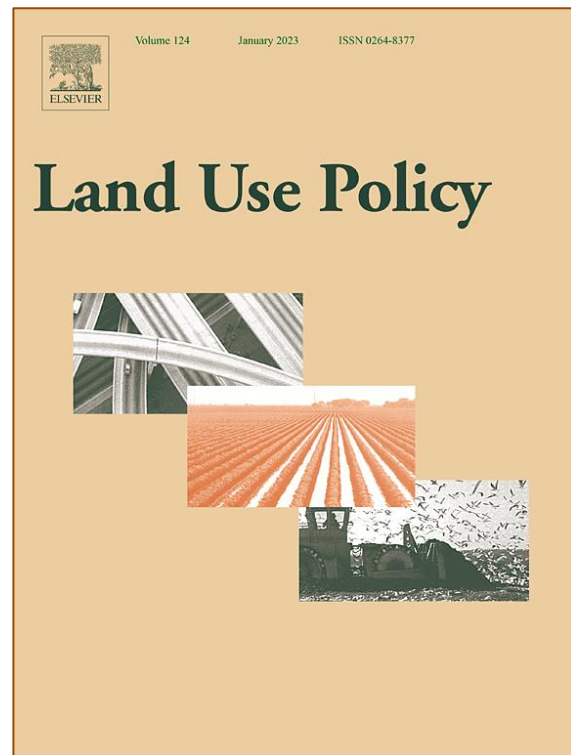
Prof Eugene Chigbu, in his capacity as an Associate Editor of JLUP and Section Editor of LD&S, led this session. He represented the Chief Editors of JLUP and LD&S journals, [Prof Jaap Zevenbergen](#) (ITC / University of Twente, Netherlands) and [Prof Rhonda Phillips](#) (Purdue University, USA). He started by providing the feedback from the first conference of 2021. He noted that the essence of the session was to enable participants have an opportunity to gain better knowledge about the two journals. In his speech, he provided advise on how to improve submissions to JLUP. He introduced the audience to the emerging journal LD&S (currently in its 3rd year). Had an interactive open discourse with the audience to identify ideas necessary for these journals to improve their editorial work. In general, he highlighted that:

JLUP is the center of all publications when talking about all land administration topics. Prof Chigbu highlighted those papers, as at that moment, were 70% rejected and 30% accepted. Rejections are due to standards set by JLUP. In some cases, the subjects addressed in the paper are out of scope with the central theme of the journal. He however, loaded that the total submissions from the call done in the previous conference was 59 submissions have been

made, and that as of the 13th of December 2022, about 8 of those submissions had been published, 16 rejected out of scope, 24 rejected after review, and 11 awaiting review.



Journal Local Development and Society (LD&S)



Journal Land Use Policy (JLUP)

Concerning researchable areas of interest. He noted that NUST and HSF have identified that they have a keen interest in urban-rural linkages. And prompted to attend the workshop in Warsaw Poland of the surveyors' congress on 15 September 2022 for the perspective on urban to rural land governance for a spatial inclusive future needs and actions for China.

In his introduction of the LD&S, he noted the journal's scope and focus as reflected below:

- Areas of exploration: potentials and limitations of local growth and test evidence from academic research and practice against relevance in local societies.
- Areas of interest include but are not limited to planning, geography, economics, sociology and other disciplines.
- Scope: global and of interest to diverse social scientists, planners, researchers, policy makers, students, and practitioners. Supports theoretical and empirical research in a diversity of local contexts.

3.5 F2F Paper Presentation 1: water governance in a semi-arid environment

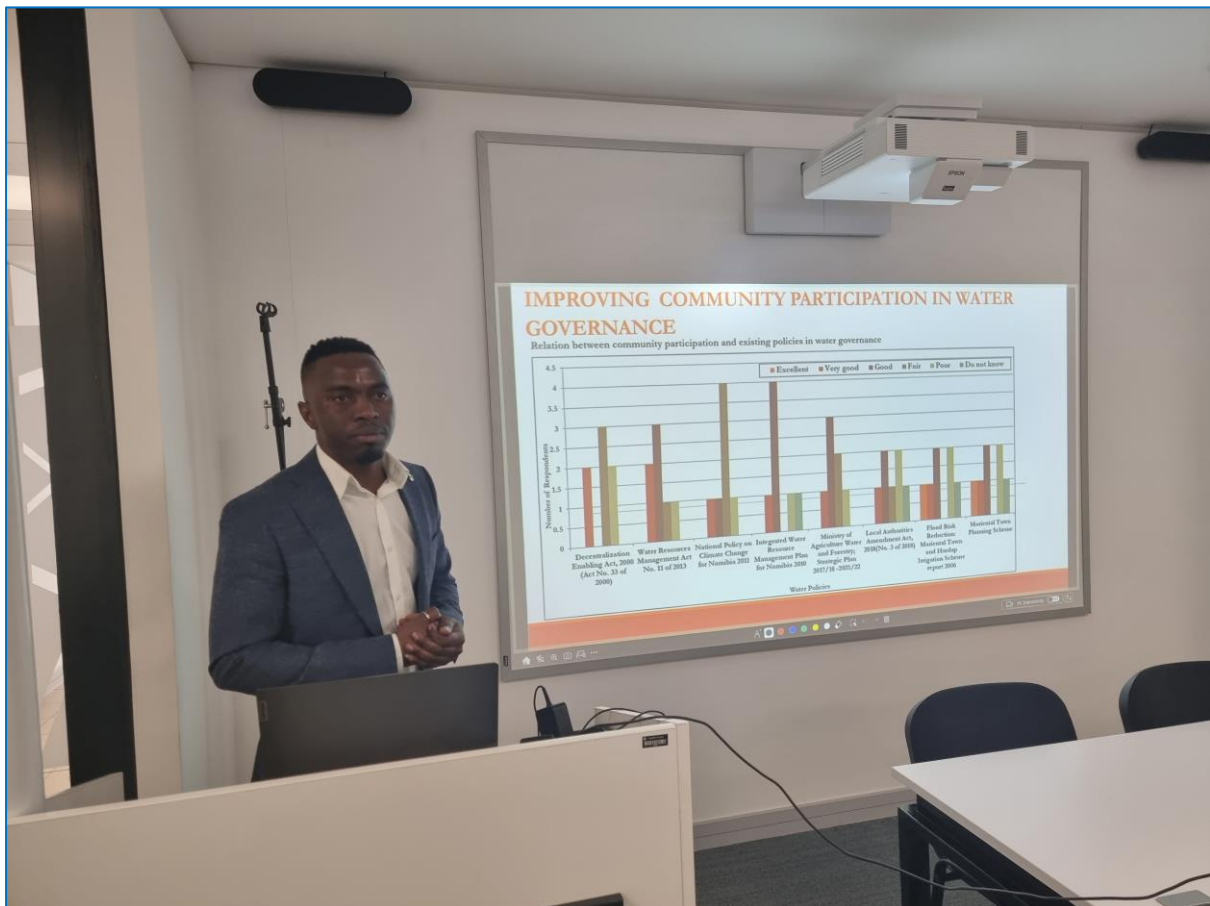
The first paper presented at the conference was on the topic of *Strengthening decentralized water governance in a semi-arid environment: the case of Mariental, Namibia* by **Engr. David Michael Shipepe** a Spatial Engineer from Namibia.

The focus of the paper is on the city of Mariental and highlights its shortage of water and battle with floods after rains. The paper identified the following procedures by the community as their key strategies for water governance:

- Improving community participation from a policy perspective
- Adaptation of Framework used from wetlands to access water
- Prioritizing on awareness of community and agencies to minimize these problems

The paper concluded that:

- Stakeholders' relation is a critical aspect in water governance. If a particular stakeholder is side-lined it results in commotions and loss of trust for the system, while a healthy relationship strengthens the bond and communication between actors.
- The level of community participation is set as close as possible to be accessed by local communities, thus the decentralization policy could be seen as succeeded in terms of redistribution of power. However, that alone does not grant access to contribute, structures should be active and community members need to participate.
- The value of community participation in water governance is underrated given their absence in practice. Values are also not directly proportional to existence of policies without participation and accountability. In a nutshell policy-implementation gap hinders the value of community participation in water governance.
- There is a need to priorities awareness creation for water governance and related aspects. Biggest challenges are both stakeholder groups are not knowledgeable. Thus, all needs to be responsible. Organization needs to support participation and constantly engage communities, whereas community members should participate and adhere to policies.



Engr. Shipepe presenting F2F on ways to improve participation in water governance

3.6 Virtual Paper presentation 2: Surviving violent land and climate conflicts

The paper, entitled *Surviving violent conflicts and climate variability among smallholder farmers in Central Nigeria: an intersectional analysis of differentiated access to diversification resources*, was presented by [Dr Tobias Tseer](#) from the Department of Organisational Studies, SD Dombo University of Business and Integrated Development Studies (Ghana).

The paper focuses on the high agricultural activities in Shenam (Nigeria) and surrounding communities. The paper presents Shenamas a community of 205,119 people of which 53% of this population has been identified to be holders of small farms. Climate change has a huge are smallholder farmers.

With seasonal rains in Shenam beginning in April and ends in November of each year in the past, the study investigates the changing climate that makes it difficult for farmers since 2015.

Consequences of this dwindling rain fall is the rise of land conflicts which are related to agricultural insecurity.

It recommended strategies for smallholder farmers to diversify their land resources to survive and improve livelihood.

3.7 Virtual keynote: Land governance, SDGs and well-being.

This keynote, on Land governance, SDGs and well-being, was delivered by [Prof Siraj Sait](#) (a Human rights lawyer and the Co-Chair of the GLTN Research, from the UEL).

He reiterated the history of land governance interests as a sustainability issue within the international development community. He noted that land governance was a key topic at the world bank conference starting from its beginning in 2005, but it was not clearly defined. And with the leadership of the UN-Habitat and specific individual it is now better understood, years later.

He noted the land governance evolution from the global development agendas, starting from the times of the Millennium Development Goals (MDGs) and the Sustainable Development Goals (SDGs) of today.

He illustrated how the new understanding land governance has led to innovative ideas of resolving land use planning (LUP), land disputes and urban-rural linkages, and application of land tenure security and approaches to the governance of land rights prompted by greater stakeholders.

He particularly spoke about the five SDGs that speak to land issues. He identified SDGs 1-2, 5, 11 and 15-16. These aspects of the SDGs, according to him, talks about land and understanding land as not only formal documents but rural customary and land and ownership and perception of security. He touched on the various dimensions of land tenure security beyond its formal documentation status to the perception of security.

Finally, he commended the work the HSF and NUST are doing in provoking more discourse in this area of international development and called on all stakeholders present to embrace the forum for broader knowledge sharing on the subject.

3.8 SESSION 2: Open data by OpenStreetMap (virtual)

This session was led by [Ms Anni Beukes](#) (of the *Zentrum für Entwicklungsforschung / Center for Development Research*, Bonn). The session focused on the use and application of *open land data and development*.

This session was curated to share the progress on the development of open land data platforms to inform decision making and support decision making for sustainable development.

Open data platforms are at center of promoting transparency by making data available with the technical and legal characteristics needed for free use, reuse, and redistribution by anyone at anytime and anywhere. Within the land sector, data becomes vital in the planning for securing of tenure, disaster risk reduction and allocation of resources for land development. Civil Society, academia and development agencies play a vital role in promoting the creation and distribution of open data. The session today covered presentations on work that has been done in creating and availing data for improved land governance and societal development. Presenters are from the public sector, academic and civil society. The Table below presents the content of the session.²

Time (12:00 pm CAT)	Content	Presenters
5 min	Setting and ice breakers	Ms Royal Mabakeng
5 min	Welcome and Introduction of speakers	Moderator
10 min	Spatial Data and the work of OpenStreetMap Eastern and Southern African Hub	David Luswata OSM
10 min	Penmap	Markus Kropfer of Trimble Germany
10 min	2022 Housing Finance in Africa Yearbook - 13th edition	Loyd Sungirirai of BA ISAGO University, Botswana
10 min	Land registry and tenure data collection	Markus Koper
10 min	Namibia National Housing Information System	Alex Mudabeti of Namibia Statistics Agency
30 min	Q & A	

After each of the presentations key questions were addressed from the audience. In general, the session addressed the following queries which also formed the entry points to open discussions:

- Why is open data essential in the work that you are doing at OpenStreetMap?
- How has the data your partners collected contributed to development?
- What are some of the challenges and opportunities for improved data collection?
- What were some of the interesting findings on the Housing Finance data for Africa?
- What were some of the challenges experienced in finalising the report?
- What are the foreseen benefits of the National Housing Information Systems?

3.9 Day-1 Closing

A closing remarks was delivered by the moderator and the HSF and NUST representatives. The closing remark was conducted before the F2F participants went for an HSF-funded buffet lunch and continued informal discussions on the issues raised in the Day 1 of the conference.

4 Day 2 proceeding (14th December)

4.1 Opening and introduction of event personalities

The Conference began with opening remarks and introductions by the representatives of HSF (Dr Michael Klaus) and NUST (Prof Eugene Chigbu).

They gave a brief on land governance and societal development and thanked all participants online and in-person for their presence.

² Some of the presenters in table were not available.

They introduced the members of the *Chigbu Research Group (CRG)* served as the local organising committee for the conference at NUST. Their roles were stated.

Mr Issa Amin (of NUST) was introduced as the F2F moderator for the day. Mr Issa Amin is a Lecturer at the Department of Land and Spatial Sciences, NUST.

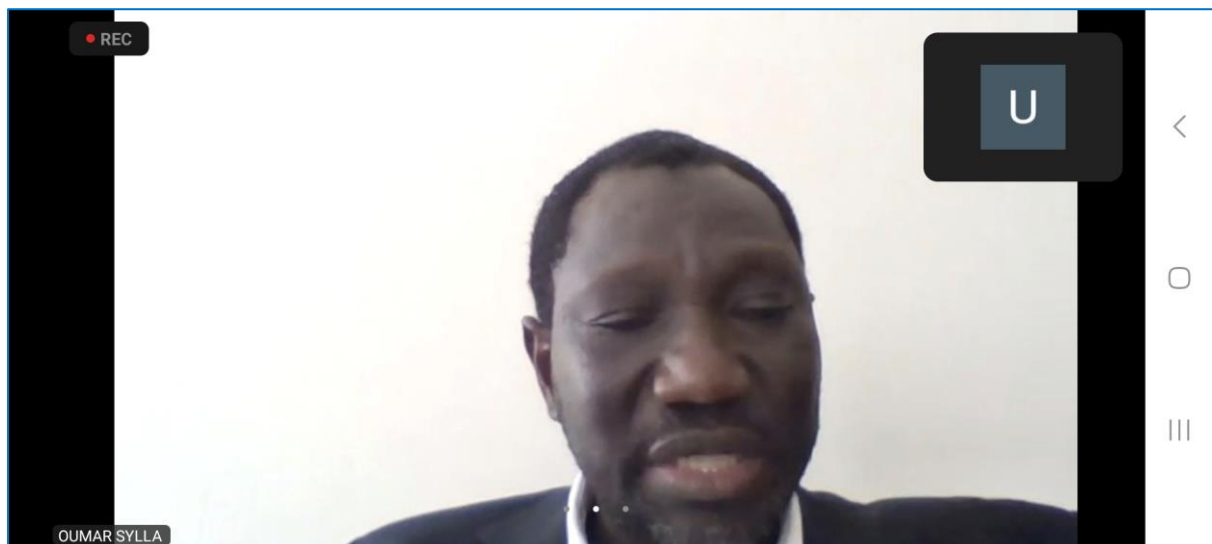
Ms Royal Mabakeng, a lecturer in the department of Land and Spatial Sciences (NUST) was introduced as the virtual moderator and technical person.

Ms Elvena Hayford and **Ms Cathrine Marenga** were introduced as the F2F technical persons and rapporteur, respectively.

Prof Chigbu gave an overview of the second day of conference activities after introducing the moderator for the day.

4.2 Recap of Day 1

The Recap of the day one was done by **Ms Cathrine Marenga**. The recap focused on the critical areas of discussion from the keynotes, paper presentations and general discourse held during the first day of the conference. The areas needing consensus were identified for possible revision on the second or last day.



Mr Oumar Sylla of UN-Habitat speaking virtually during his keynote address

4.3 Virtual keynote: The need for African-Asian Partnerships

The day's business took off with a keynote address on the *need for African-Asian Partnerships in land management initiatives*, delivered by **Mr Oumar Sylla**, Acting Director for the Regional Office for Africa at the UN-Habitat.

In his keynote Speech, Mr Ouma Sylla emphasized on the importance of cooperation for development and the need for strengthened partnerships with Asia for lesson sharing and bringing in another dimension of diversity while embracing the similarities between the two continents which can allow for the exploration of solutions and land management initiatives. The role of academics in land governance was also highlighted. The aim of the presentation was to find ways to carry forward partnership and collaboration and put minds together to find solutions to identified problems in Africa and Asia.

He raised the issue of good diplomacy with Russia hurts Africa and why Africa needs to import food. He identified land tenure as a link to the shortages and implementation of plans in Africa due to climate change and urbanization.

On the importance of land tenure and achieving these, Mr Oumar Sylla emphasized the importance of cooperation for development and the need for strengthened partnerships with Asia for lesson sharing and bringing in another dimension and diversity, while also embracing the similarities between the two continents which can allow for the exploration of solutions and land management initiatives. The role of academics in land governance was also stressed. He noted that Africa is experiencing new challenges for over 3 years. He questioned why Africa's food scarcity is hard to alleviate even though the continent has a huge abundance of land. He called for renewed planning approaches to deal with the growing climate change challenges in Africa.

4.4 F2F keynote: Land governance indicators – Africa and Latin America

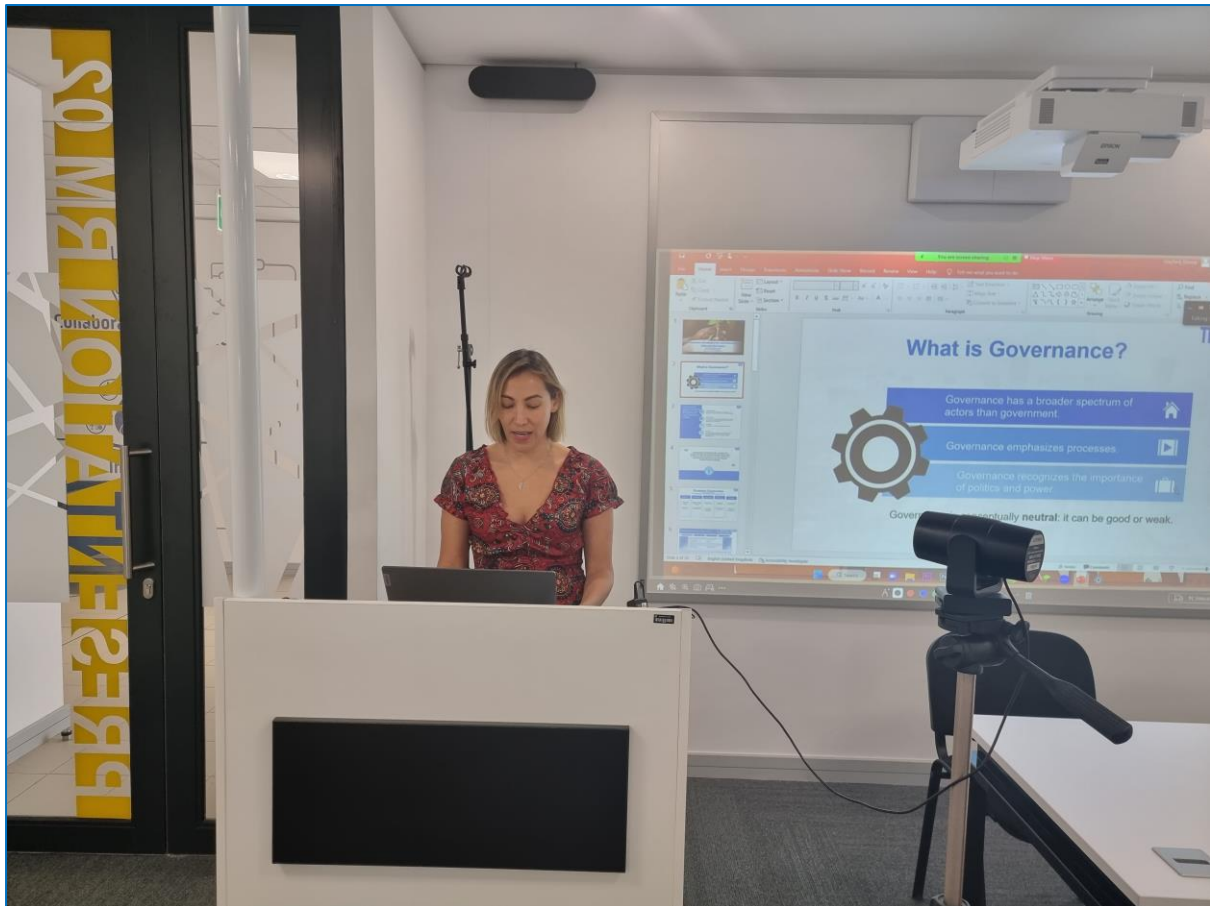
A second keynote address focused on the Frameworks and indicators for land governance: Africa and Latin America. This keynote was delivered by [Dr Pamela Durán Díaz](#), Coordinator of PhD/MSc programmes at the Department of Aerospace and Geodesy, TUM, Germany.

Dr Duran's presentation hinged around the key indicators and framework for measuring governance, comparing Mexico with Latin America and Germany, and later relating them to Africa. She called for a need for guidance, funding and capacity development, and identified them as some of the gaps and challenges of the development of a land agenda.

She identified the Great Green Wall Project as part of the solutions to overcome the land development challenges. She called for caution in applying the World Bank measures for governance indicators and its complex nature.

She clearly stated that land governance success is not determined only by the efforts of the national government, the transitional corporators are actors to be considered for the achievements of good governance.

She highlighted the SDGs and the role of land governance for tenure security, food security and poverty alleviation.



Dr Duran making her presentation to the F2F and virtual participants

4.5 Session 1: Progress review of NELGA commitments and GLTN land tools

This session had two phases. The first was a NELGA briefing on progress and discussion of NELGA commitments to the promotion of GLTN tools. The second was a review of the GLTN tools launched in the 1st Conference of 2021.

NELGA commitments progress review briefing

Prof Chigbu reported on the progress of NELGA grant agreement and commitments made towards the promotion and use of GLTN's teaching essentials for responsible land administration. He spoke about the "International e-Workshop on the Roll-Out of the Structured Knowledge Base Teaching Essentials on Responsible Land Administration" of 2021 and the "GLTN-NELGA Mainstreaming workshop" of 2022. He called for further commitments to promote the use of the GLTN teaching essentials. Lastly, he requested for more robust ways of promoting the teaching essentials. It was agreed that any efforts made towards the use of the teaching essentials would be welcomed by NELGA, and particularly, the conversion of the teaching essentials into MOOC formats.

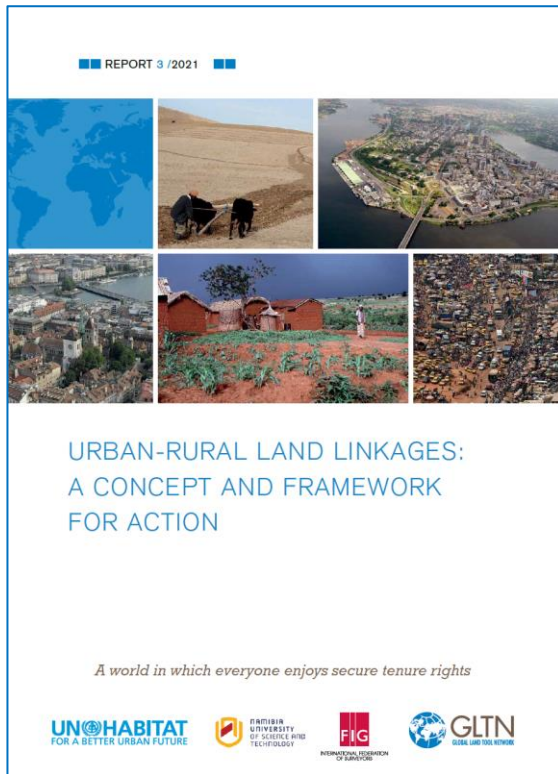
GLTN progress review briefing

Prof Chigbu presented a progress review on two GLTN land tools and frameworks launched in 2021. These documents are the:

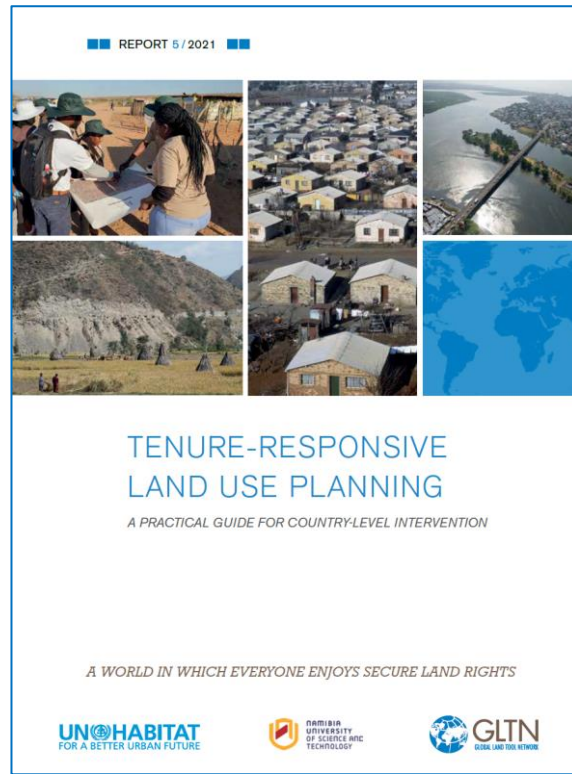
- Urban-rural land linkages (URLLs): A concept and framework for action.
- Tenure-Responsive Land Use Planning (TR-LUP): A Practical Guide for Country-level Intervention.

He discussed how these documents practically aim to address land development challenges focusing on the framework for UURLs and the recent developments on the TR-LUP) land tool which focuses on policy, theory and practice for tenure security.

He noted that the TR-LUP is now being implemented in the *LAND-at-scale* project in Uganda.³ He also reported on the upcoming TR-LUP projects in Namibia, specifically in Okahandja, a town in Namibia, is currently implementing the TR-LUP at the data collection stage, with hope that it would someday be upscaled to formalise the settlements.



Land governance framework developed by NUST in to guide UURLs in collaboration with FIG. The HSF is co-chair of the Working Group in FIG.



Land governance tool developed by NUST to guide country level LUP in collaboration with other GLTN partners.

Presentation of GLTN tool development status by Mr Solomon Njogu

To wrap up this Special session, Mr Solomon Njogu from the GLTN, presented the status of the organisation, and its land governance work to all participants. His presentation focused on GLTN's work on policy implementation at national and international levels rather than policymaking. Land tools related to housing solutions and the market of sustainability and land governance were discussed. The issue of tenure security for inclusivity, equality was put in the centre of international framework for addressing issues of land governance.

³ LAND-at-scale is a land governance support programme for developing countries by the Netherlands Government. LAND-at-scale aims to contribute to fair and just tenure security, access to land and natural resources for all. It focuses on efficient use of land and natural resources for food, housing and production. It will also reduce conflicts and competing claims over land.

4.6 Session 2: Land governance practice in societies (paper presentations)

This session involved three papers presented on the subject of land governance in the context of societal development.

4.7 Virtual Paper 1: Land Governance after fast-track Land reform

This paper, entitled *Land Governance after the fast-track Land reform: Implications for former farmworker livelihoods in Zimbabwe*, was presented by [Dr Joseph Tinarwo](#), Lecturer and Coordinator Politics and Public Management, Great Zimbabwe University, Zimbabwe.

The paper identified Zimbabwe has been defined as a hotspot for food insecurity by the WHO and WFP. He noted the worsening state of food security in Zimbabwe, where (according to his research), 2% of the Zimbabwean population consumes healthy diets while 98% do not.

He gave orientation on the challenges faced by the former farmworkers before Zimbabwe's fast-tracked land reform and noted the following as key characteristics of their lives today – the farmers are perpetually poor and earn meagre wages, they endure seasonal hunger due to temporary and unstable employment and have poor working and living conditions.

He finally noted that it is crucial for the Zimbabwean government to support farmworkers through capacity building on resilience capabilities, physical assets, tax holidays and encourage them to adopt digital technologies that factor in the new reality of the FTLRP.

According to his presentation, it is also important for the policy makers to urgently address land tenure and give access to land. Access to finance, promoting sector-specific networking, enhancing innovation and linkage programmes. This was considered relevant as it expands their business operations, boost their income and enhance their food and nutrition security.

4.8 Virtual Paper 2: Gendered rights and investment in economic trees

This paper, entitled *Gendered rights and challenges of women ownership, access and investment in land and economic trees in selected peri-urban communities of Ghana*, was presented by [Dr Elias Danyi Kuusaana](#) who is from the SD Dombo University of Business and Integrated Development Studies, Ghana.

This paper notes that in Ghana, women have weak laws and difficulty accessing land for economic tenure and further causes them to have limited guaranteed access to producing shea nut. Food needs are mainly supplied by women in this country, yet women are unable to own land equally as their men counterparts.

The specific case for this paper centred around access to tree tenure in Shea nut trees which naturally exists in the Northern region of Ghana.

The paper questioned the decoupling of tenure by landowners at points of sale and called for renewed scrutiny on tenure decoupling at the customary level.

4.9 Virtual Paper 3: Land, mining and sustainable development

This paper entitled, *Land, mining and sustainable development*, was presented by [Mr Adil Sait](#), a PHD candidate in Economic Geography at the Department of Geography and Environment, London School of Economics, England.

The paper is hinged on the imperativeness of establishing how mining enhances development and understand the mining development dynamics and its role in land governance, with a focus on mineral tenure in mineral-rich African countries.

It surveyed the growing relevance of research on mining for Critical Raw Materials (CRMs) in African countries. He sought to investigate the direction of a renewed interest in innovative mining frameworks among academics, businesses and policymakers.

His work presented a part of his preliminary mapping and literature which has found gaps in application of best practices in the mining sector and the need to reconcile global CRM demand with African development priorities.

4.10 Day-2 Closing

A closing remarks was delivered by the moderator and the HSF and NUST representatives. The closing remark was conducted before the F2F participants went for an HSF-funded buffet lunch and continued informal discussions on the issues raised in the Day 2 of the conference.

5 Day 3 proceeding (15th December)

5.1 Opening and introduction of event personalities

The Conference began with opening remarks and introductions by the representatives of HSF (Dr Michael Klaus) and NUST (Prof Eugene Chigbu).

They gave a brief on land governance and societal development and thanked all participants online and in-person for their presence.

They introduced the members of the *Chigbu Research Group (CRG)* served as the local organising committee for the conference at NUST. Their roles were stated.

Dr Oluibukun Ajayi (of NUST) was introduced as the F2F moderator for the day. Dr Oluibukun Ajayi is a Senior Lecturer at the Department of Land and Spatial Sciences, NUST.

Ms Royal Mabakeng, a lecturer in the department of Land and Spatial Sciences (NUST) was introduced as the virtual moderator and technical person.

Ms Elvena Hayford and Ms Cathrine Marenga were introduced as the F2F technical persons and rapporteur, respectively.

Prof Chigbu gave an overview of the first day of conference activities after introducing the moderator for the day.

5.2 Recap of Day 2

The Recap of the day one was done by Ms Elvena Hayford. The recap focused on the critical areas of discussion from the keynotes, paper presentations and general discourse held during the first day of the conference. The areas needing consensus were identified for possible revision on the second or last day.

5.3 Virtual Keynote 1: Land governance and societal development in China

This keynote, focused on *Land governance and societal development in China* was given by Prof Ruishan Chen, from the Shanghai Jiaotong University, Shanghai, China.

His presentation focused on the Chinese experience with land governance. He began by discussing the major land issues in China – including the abandonment of rural areas causing a decrease in agriculture and spiking urbanization. Others include loss of forests, hollow villages and the *emerging single man* in rural areas. He described how these have caused land use to change in urban areas.

He provided comparative global studies between Chinese economic growth with that of Africa's largest economy, Nigeria. He identified what China has done to spike such growths and how it has affected China positively and negatively from a land governance perspective.

Social Development and land use change: in the 1990's the urban areas were not hugely occupied, there has been a change from urban areas to industrial areas, in areas where there were forests, posing to be a huge problem. In addition, coastal areas from become docks for many industrial areas for businesses.

The key policies he identified in China are the green policy of 1999, Ecological protection (redline) 2018 and the 2020 ecological restoration. In closing his keynote, he called for:

- Innovative ways to improve the growing land challenges in China, especially in the sectors of agricultural land, ecological land, urbanisation.
- Potential collaborations: China-Namibia research centres, project proposals, Master and PHD joint supervisions, and scholarships for international students which will allow African and Namibian students to come and study in China.



Prof Ruishan Chen speaking virtually during his keynote session from China

5.4 F2F Paper 1: Planning the water-energy-food nexus

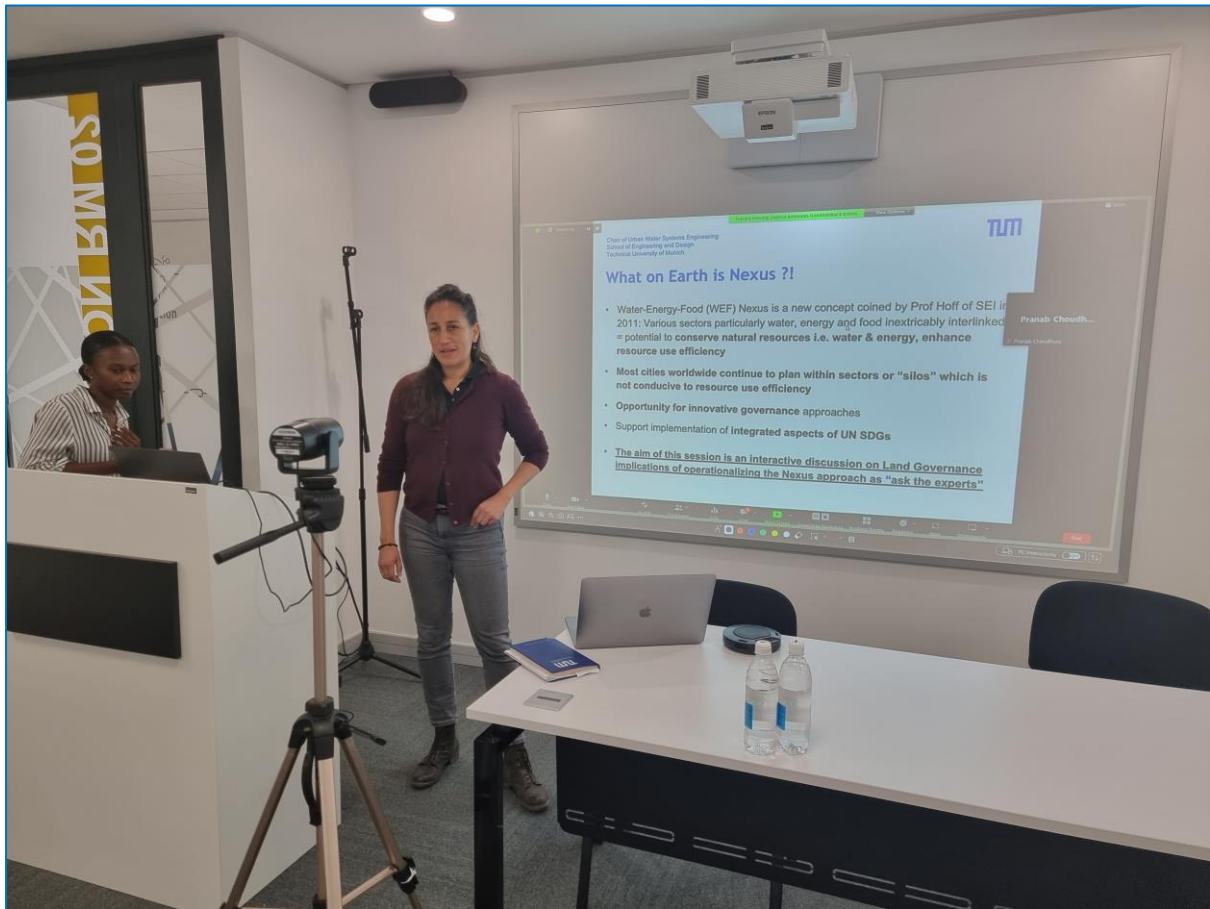
Following the keynote address, Dr Daphne Keilmann-Gondhalekar (Research Scientist at Chair of Urban Water Systems Engineering, TUM, Germany) presented a paper on *planning the water-energy-food nexus* – a concept was coined about 10 years ago highlighting the complexities of issues being faced today such as climate change by taking integrated concepts or solutions because all problems are connected.

The aim of her paper was to provide impressions on how to conserve resources like water, food and energy, nexus is an innovative way to solve this with different approaches focusing on Africa and Asia. The key issues discussed after the presentation were based on her feedback request, concerning:

- What are the mainland governance challenges we can foresee in terms of the operationalization of the nexus approach?
- Are there examples of communities that have managed to govern the land and sustainable resources as common?

- What could be the potential of doing this i.e., untended negative consensus?

She ended the presentation with 3-minute video clip of water problems in India.



Dr Keilmann-Gondhalekar making her presentation F2F

5.5 Virtual Keynote 2: Land conversations: Lessons from India

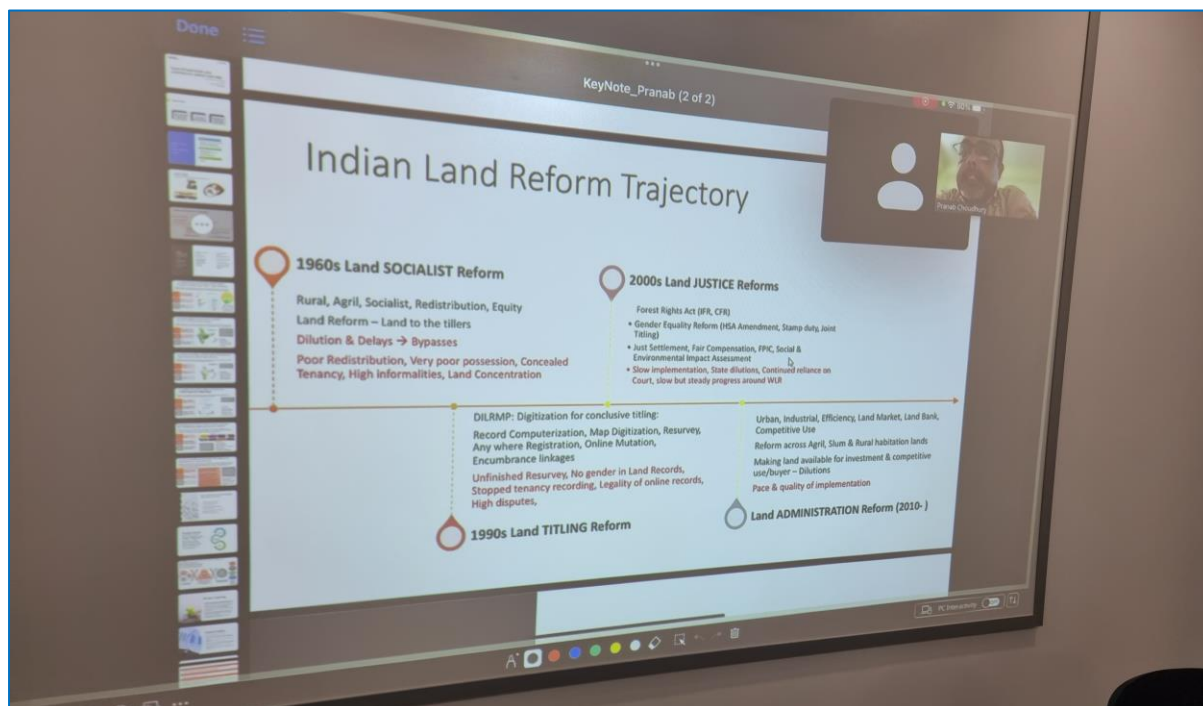
A second keynote was delivered by Mr Pranab Choudhry, The Founder and Coordinator, Centre for Land Governance, Odisha, India. The keynote which focused on the ongoing *land conversations and potential lessons from India* provided similarities between countries of the global south and how their social culture systems on land are similar in terms of family, social classes, colonial history while the global north is different.

He especially compared India to China in terms of urbanization, noting that India's livelihood is based on agriculture and livestock while most people live in rural areas. Land use mosaics are commonly noticed in small villages in the global south.

He argued that knowledge transfer will be impactful between the global south and south in a more cost-efficient way. Some key land governance policy dimensions he identified was described with what he described to be the Indian land reforms evolution, comprising:

- Indian land reform trajectory- 1960's (land societal reform)
- 1990 The economic strategy
- 2000 women's land rights
- The 2010s (Land Administration reform).

He identified an analysis of these reform as a path to understanding the learnable issues in India's land reforms over the decades.



Screenshot of Mr Choudhry's presentation showing the Indian land reform trajectory

5.6 Virtual Paper 2: Institutional factors for blockchain in land administration

Immediately after a discussion from the keynotes, Ms Barikisa Owusu Anseh, Doctoral Researcher, Leibniz Universität Hannover (Germany), presented a paper on the *Institutional success factors of adopting blockchain into land administration: a systematic review*.

The aim of the paper was to identify and analyse these institutional factors that are relevant for facilitating the blockchain baseline administration. The role of blockchain technology in land administration systems is to provide secure land data immediately and can be used for land administration digital systems for recording etc. it is also said that blockchain can manage land management data, spatial and digital data.

She argued that technology is not the solution to land administration problems, but an enabler, which helps people to do what they want to do well what is intended to be done. Several countries have shown high interest in blockchain and have shown failure, due to political resistance. She noted that some areas in Ghana have started updating the blockchain with land data and Mozambique has also recently started using blockchain in early October 2022.

5.7 Open guided discussion: land governance reflections

After the papers had been presented and discussed, Prof Uchendu Chigbu led a short session focusing on open ideas on any burning issues from the previous presentations, keynotes and discussions. This session became an open ground for participants to ask questions or provide feedback and comments on any relevant issues previously discussed (bit not given enough time to). Some key issues emerged:

- Audience highlighted that Africans need to have more collaborations within themselves.
- People wondered why NUST is the only university as a partner of GLTN. They asked for the involvement of more African universities in the GLTN.

- Participants noted that networking needs an agenda and comes with responsibilities. This means that universities interested to join the GLTN must be open to take up renewed responsibilities in the global land arena.
- There was a question about whether the Latin American continent has an equivalent organisation such as NELGA. The response was that there was none. However, it was identified that there is a Land Administration Network in Latin America.

5.8 Day-3 Closing

Brief closing speeches were given by [Dr Michael Klaus](#) (HSF) and [Prof Chigbu](#) (NUST) in which they both thanked the participants for being part of the conference. A closing remarks was delivered by the moderator and the HSF and NUST representatives. The closing remark was conducted before the F2F participants went for an HSF-funded buffet lunch and continued informal discussions on the issues raised in the Day 3 of the conference.



Show of appreciation and collaborations – At the Conference, Dr Duran (TUM) presenting gifts of books from TUM to Prof Chigbu (NUST)

Conclusion

6 Final remarks

6.1 Conference in Summary

The 2nd International Land Governance and Societal Development Conference was a major opportunity to stair away from full virtual conferencing to a hybrid format which allowed for more inclusion across geographies.

It also faced limitations because the hybrid forum was limited to few. A bigger assembly of people would have required huge funding demands for international travels, accommodation and refreshments for a bigger group.

Another limitation was the time frame for the organisation of the conference. The conference was organised within a frame of 7 days. This meant that little or no publicization was done to reach some key individual and institutional actors in the land governance arena. Even those reached, could not join the conference due to other pressing commitments.

Technology provided by NUST (including the venue, audio system, WIFI, video cameras and technical support) during the conference was top-notch. It is indicative that NUST has the potential to host this conference be it virtual or hybrid.

However, it provides a great test of the commitments NUST and the HSF have made in creating a forum for land conversation and dialogue. All participants ended the conference with an expression of its success and an approval for more conferences be held annually.

Due to the hybrid experimental (and nine parallel session) nature of the 2022 conference, it was designed to be straightforward and noncomplicated. It was more of a mini conference. In numbers the following happened.

- Seven (7) plenary keynote speeches (3 delivered on the first day, and 2 per day during the other 2 days of the conference). These were delivered by Dr Eric Yankson (NUST), Prof Mutjinde Katjiua (Namibia), Prof Siraj Sait (United Kingdom), Mr Oumar Sylla (Kenya), Dr Pamela Durán Díaz (Germany), Prof Ruishan Chen (China) and Mr Pranab Choudhry (India)
- Eight (8) technical persons who volunteered as daily personnel to ensure the success of the conference, including the moderators, rapporteurs.
- Ten (12) paper presentations (virtually and F2F) presented by Joseph Tinarwo (Zimbabwe), Engr. David Michael Shipepe (Namibia), Dr Tobias Tseer (Ghana), Mr Adil Sait (United Kingdom), Dr Elias Kuusaana (Ghana), Ms Barikisa Owusu Ansah (Germany), Mr Solomon Njogu (Kenya), Dr. Daphne Keilmann-Gondhalekar (Germany) and Prof Chigbu (Namibia).

6.2 Conference Declarations

This Conference was not meant to be a declarative forum for any specific land governance agenda. However, the sessions chaired through the conference period resulted to some fragmented consensus on expectations from participants on some specific matters raised. In this regard, the many consensus and common interests reached during this conference, include that:

- Suggestions to widen the implementation of the land governance and societal development conference through the involvement of more institutions was accepted by all.

- All participants of the conference (both individual and institutional representations) agreed on the need to have a 3rd land governance and societal development conference sometime in the year 2023.
- The Journals, JLUP and LD&S, were introduced to the participants as renewed platforms for disseminating their research on land governance and Societal development Issues.
- There was an agreement between individual participants to forge collaboration for Special Issue Journal Publications in the LD&S journal.
- Specific individuals agreed to engage in research writing publication collaborations as a means of knowledge sharing, learning and opportunities for research dissemination.
- There was a general understand that participants can take on Prof Ruishan Chen's invitation for African universities to engage in various forms of partnerships with his university, the Shanghai Jiaotong University, Shanghai, China.
- The NELGA session reflected briefly on their ongoing commitment to promote the GLTN Teaching Essentials for Responsible Land Administration. Participants present showed openness to the conversion of the teaching essentials into MOOC forms to enable easier use and access to potential users in developing countries.

6.3 Suggestions for improving the conference

Due to the limitations encountered during the conference, the organisers noted that the conference was not as well attended as the 1st conference in 2021. It is possible that this is due to the current format of hybrid format, together with the limitations earlier mentioned.

However, the organisers have made some suggestions for improvement. They have noted that there is a need to conduct specific needs assessment for the improvement of the conference in any manner possible.

In this regard, the HSF made a commitment to support such a survey on how to improve the conference organisation in the future.

Attachments

7 Welcome speeches and Presentations

Welcoming Speech by Dr Eric Yankson (NUST)

- Good morning, Representatives of the Hans Seidel Foundation (HSF), Dr Michael Klaus (and other HSF representatives that are online)
- The representatives of all NUST partners, including the University of East London, the Technical University of Munich, the Global Land Tool Network (UN-Habitat, and others.
- The representatives of institutions within the Network of Excellence on Land Governance in the Southern African region
- Colleagues from NUST
- Distinguished guests
- Ladies and Gentlemen

It is my honour and privilege to welcome you to Namibia face-to-face and virtually. This is the 2nd Land Governance & Societal Development Conference hosted by our institution (NUST) and supported by the Hanns Seidel Foundation (HSF) in Shandong (China).

The first conference began in 2021 and was opened by our Vice-Chancellor, Dr Eroid Naomab. Those who attended the 1st conference in December 2021 know how much this conference means to NUST. We are happy to have been able to transform it from a virtual conference to a hybrid one. In this regard, we appreciate the support of the HSF in making it possible. The support of the HSF has positively impacted our cross-border collaboration in land governance works (and research) in the past year. We are eager to continue this partnership for the mutual benefit of NUST, the HSF, and the global land community.

From the side of NUST, I would like to thank you, Prof. Chigbu and the members (and associates) of his Research Group, who committed to putting this together. I believe this yearly conference is ideal for all global land sector actors to dialogue, converse and leverage knowledge synergies. I would sincerely like to capitalize on this opportunity to call on all individual and institutional partners in the land community to strengthen further collaborations.

For us, the essence of this kind of conference can never be over-emphasized. We at NUST are open and ready to engage purposefully in finding the best solutions to the many land problems facing us today. So, join us (and the HSF) to find broader opportunities to contribute collaboratively to the global knowledge capacity on land.

For the face-to-face participants (I understand that we have guests from the Technical University of Munich, Germany), please, feel welcome and at home in Windhoek and take some time to enjoy your stay in this beautiful country.

Thank you.

Welcoming Speech by Dr Eric Yankson (NUST)

Dear Honourables, dear professors, dear ladies and gentlemen, dear participants all over the world, dear friends and colleagues,

It's again a pleasure for me as Chief Representative of Hanns Seidel foundation Shandong Office on to welcome you to our new second international symposium on Land Governance and Societal Development. I am doing this on behalf of the institute for international cooperation of Hanns Seidel Foundation. The interest and feedback on our symposium last year have shown clearly that this type of symposium should be continued. We still

experimenting and discussed contentment and formats. This year we started to set up the symposium hybrid for local participants. Maybe soon we can open it up fully to presence. Us as organizers clear in mind that there always will be the online component to reach people all over the world, especially in not rich countries where land governance issues are important but students and scientists due to financial reasons can't attend. We want to continue with further symposia.

We aim with this symposium to trigger the exchange of scientists and researchers as well decision-makers. But a very important component to us is to have students and young professionals join. Getting insight into various aspects and solutions of other countries, connecting students and in addition to encourage them to do publications and share ideas in a scientific manner. That's why we again highlight publications in scientific journals.

Again, for several reasons, this symposium will take place as an e-conference. But as pointed out already last year this also brings opportunities. It enables a broader international exchange for young professionals and students who also under normal circumstances often are not able to take part in an international conference. So, we can seize the opportunity of an e-conference for comprehensive and fruitful discussions. At the beginning, I said already we open it up for a local presence event. Maybe an idea for a follow-up event next year could be that in certain hubs or countries we have local conferences with which we connect hybrid.

A highlight this year is the different aspects of Urban-Rural Linkages as a part of Land governance: Urban Land Challenges, Rural Land Challenges and Peri-urban Land Challenges-They have a common core component. The effects of corona pandemic give an off. There is no justice between urban and rural areas, especially since the promises for a better life, that the cities made, could not be held. The gaps increase. Only sound Planning on common goals, Governance, sharing of information, connecting and shared infrastructure, Networking, sustainable investments and finally sustainable Land Management within urban-rural land linkages can lead to the justice of distribution, equal chances, sustainability and governance procedures are Contributing to the provision of better living conditions.

This brings me straight to the topic of the conference. The Hanns Seidel Foundation is a political foundation of Germany. Aims are to train people to take over responsibility and engagement for society. The international activities and projects within the development cooperation of the Hanns Seidel Foundation are mostly supported by the German Federal Ministry for Economic Development and Cooperation. The motto of the Hanns Seidel Foundation is "In the service of democracy, peace and development".

What brings more peace, justice and development than a just and fair distribution of Land and access to land, as well as sustainable use of land. How can it be regulated and managed?

Land Governance is the key. Land Governance is describing an integral system of

- 1) Land Policy and accordingly Land Administration, expressing the will of Governments to regulate land development, land use, land tenure and land value, access to land, security and development.
- 2) Land Information with the description of the land, including natural resources, and the built environment
- 3) Land Management with activities and tools to implement socio-spatial interventions to ensure the quality of life and the resilience of livelihoods

A guiding threat that goes to these aspects is Territorial Justice. Defined by the equality of opportunities, distributive Justice, procedural justice and intergenerational justice is the fundament of the development of a country within territorial planning. The state – also with sound land governance – must be an enabler. We see this topic and the challenges as applicable all over the world.

I am happy that our Shandong Office in China, which is dealing with Territorial Development, Land Management and the Sustainable Development of rural areas within a strategic partnership with Namibia University for Science and Technology (NUST) is holding this conference. NUST with a high reputation and expertise on this topic is hosting the conference.

My sincere “thank you” and appreciations also go to the partner institutions, international institutions and universities which are active in the sessions to highlight specific topics and make the approaches and tools visible and accessible to others. The goal of these events is to reach a discussion of approaches and possible adaptations.

I don't want to give away too much in advance – but I really see land and the discussion of sound governance as well the closer cooperation of urban and rural areas as key aspects of this conference.

Finally, I wish this conference success, and fruitful discussion. My hope is that the discussion like last year will last also beyond this event. We ended up in some other events triggered by this conference. Therefore, it is planned to run a website which is sharing information and discussion. We and NUST as the facilitator will provide you with further details.

Finally, I want to give my sincere thanks to the Namibia University of Science which undertook a lot of efforts to make this conference a success,

Please enjoy the participation in this event and the exchange with others! Stay healthy.

7.1 Conference presentations

7.2 Conference programmes