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2020 LAND AND RESOURCE GOVERNANCE RESEARCH SYMPOSIUM REPORT

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

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TABLE OF CONTENTS

TABLE OF CONTENTS	I
LIST OF ACRONYMS	III
1.0 INTRODUCTION AND BACKGROUND	1
2.0 OPENING SESSION	2
2.1 OPENING REMARKS.....	2
3.0 PRESENTATIONS ON GOVERNANCE OF STATE AND CUSTOMARY LAND	5
3.1 DAY 1 PRESENTATIONS.....	5
3.1.1 Multilevel Governance of Large-Scale Land Acquisitions: A Case Study of The Institutional Politics of Scale of The Farm Block Program - Andrew Chilombo.....	5
3.1.2 Impacts of Large-Scale Agricultural Investments: Quantitative and Qualitative Insights from a Baseline Study in Zambia - Chewe Nkonde.....	5
3.1.3 The Impact of Extractive Industries on Customary Land in Zambia – A Case of Land Administration and Development Planning - Nsama Musonda Kearns.....	6
3.1.4 Adjudication of Land Disputes in Zambia: The More the Merrier or Too Many Cooks Spoiling the Broth? - Lungisani Zulu.....	6
3.2 DAY 2 PRESENTATIONS.....	7
3.2.1 The Traditional Land Administration and Development Planning: The Case of the Alui (Lozi) of Western Province, Zambia - Kusiyo Mbikusita-Lewanika.....	7
3.2.2 Power Relations in Urban Land Use in a Centralized Traditional Society of Mongu Town, Zambia - Barnabas Simwakale.....	7
3.2.3 Assessing Institutional Capacities and Drivers of Corruption in Land Administration in Zambia: Towards a Corruption-Free Land Administration System - Ronald Daka.....	7
4.0 PRESENTATIONS ON LAND DOCUMENTATION ON STATE AND CUSTOMARY LAND	9
4.1 DAY 1 PRESENTATIONS: STATE LAND.....	9
4.1.1 Assessment of Title Uptake in the Systematic Land Titling Programme - Emmanuel Tembo & Joseph Minango.....	9
4.1.2 Land Titling and Documentation Program - Zelita Chunga.....	9
4.1.3 Applying Simplified Planning to Facilitate Title Issuance in Lusaka - Muchimba Muvombo.....	10
4.1.4 Digitization of cadastral maps as part of the cadastral index in Zambia - Kelvin Chibangula.....	10
4.1.5 Pilot Project: Using Technology for Enumeration of State Land in Lusaka, Lessons Learnt and Challenges - Didier Sagashya.....	11
4.2 DAY 2 PRESENTATIONS - CUSTOMARY LAND.....	11
4.2.2 Tenure Security Indicators in a Fishing Community: Evidence from a Baseline Study in the Kafue Flat Plains, Zambia - Christopher Mulenga.....	12
4.2.3 Fit for Purpose Land Administration in Zambia: Enhancing Land Rights Across the Continuum – David Katungula.....	12
4.2.4 Innovative Approaches for Land Tenure Documentation: lessons from Zambia - Royal Mabakeng.....	13
4.2.5 Traditional Land Holding Certificates: A Critical Evaluation - Ephraim Munshifwa.....	13
4.2.6 Discussion.....	13
5.0 PRESENTATIONS ON INTEGRATED NATURAL RESOURCE MANAGEMENT	15
5.1 DAY 1 PRESENTATIONS.....	15
5.1.1 Economic Leakage of Tourism Impacts from Local Areas around National Parks: Cases of Kafue And South Luangwa National Parks - Grant Simuchimba.....	15

5.1.2	Wildlife Management in Zambia: Policy and Legal Interventions for Sustainable Development - Misozi Ngulube.....	15
5.1.3	Human Migration and Settlement Trends in Protected Areas: A Case Study of Mumbwa Game Management Area - Dina Mambwe.....	15
5.1.4	A Market-Driven Model for Linking Rural Landscape Management to Protected Areas: Lessons for Zambia - Dale Lewis	16
5.1.5	Designing Contextual, Efficient, and Resilient Land Regeneration Systems for Mine Closure Under Conditions of Extreme Uncertainty and Resource Constraints - Benjamin Warr	16
5.1.6	Discussion.....	16
5.2	DAY 2 PRESENTATIONS.....	17
5.2.1	The Significance of Devolved Rights in Sustainable Natural Resource Management: A Reflection of the Decentralized Forests and other Natural Resources Management Program - Kaluba Mwandezi.....	17
5.2.2	Can De Facto Governance Influence Deforestation Drivers in the Zambian Miombo? - Hellen Nansikombi	17
5.2.3	Trees: Power to Transform Livelihoods Sustainable - Emmanuel Chibesakunda ...	17
5.2.4	Does Nature of Governance Improve Forest Conservation in Zambia? - Gillian Kabwe.....	17
6.0	PRESENTATIONS ON INTEGRATED DEVELOPMENT PLANNING	19
6.1	DAY 1 PRESENTATIONS.....	19
6.1.1	Integrated Development Planning, How Best Can Land Be Administered? Case of Mafinga District - Lizzy Banda	19
6.1.2	The Role of Integrated Development Planning in Land Governance and Administration: Lessons from Zambia - Daniel Phiri.....	19
6.1.3	Embedding Integrity In Urban Land Development Decisions In Zambia: Findings From Cities Of Integrity Project - Gilbert Siame	20
6.1.4	Accelerating Responsible Land Governance for Pro-Poor Housing: The Case of the Solid Ground Campaign in Makululu Slum Settlement, Kabwe, Zambia - Farai Shumba	20
6.1.5	Discussion.....	20
6.2	DAY 2 PRESENTATIONS.....	21
6.2.1	The Challenge in Municipality Financing in the Face of the National Land Titling Programme in Zambia - Ronald Daka.....	21
6.2.2	Land Value Capture: Innovations in Financing Natural Resource Management - Musonda Chipampata.....	21
6.2.3	An Investigation of the Challenges of Developing Untitled Land: A Case Study of Chilenje South - Mulenga Nkole.....	21
6.2.4	Discussion.....	21
7.0	SUMMARY AND CLOSING	23
	ANNEX 1: AGENDA	24
	ANNEX 2: PRESENTER BIOGRAPHIES.....	27

LIST OF ACRONYMS

BCP	BioCarbon Partners
BRE	Barotse Royal Establishment
COMACO	Community Markets for Conservation
COVID-19	Coronavirus Disease 2019
DNPW	Department of National Parks and Wildlife
GIS	Geographic Information System
GMA	Game Management Area
GMP	Game Management Plan
IDP	Integrated Development Plan
ILRG	Integrated Land and Resource Governance program
IUCN	International Union for Conservation of Nature
IWDP	Integrated Ward Development Plan
KNP	Kafue National Park
LAP	Local Area Plan
LSLA	Large-Scale Land Acquisition
LVC	Land Value Capture
MLNR	Ministry of Lands and Natural Resources
NGO	Non-Governmental Organization
NLTP	National Land Titling Programme
STDM	Social Tenure Domain Mode
SLNP	South Luangwa National Park
SLT	Systematic Land Titling
URP Act	Urban and Regional Planning Act No. 2 of 2015
USAID	United States Agency for International Development
ZILMIS	Zambia Integrated Land Management Information Systems

I.0 INTRODUCTION AND BACKGROUND

This report summarizes the Annual Research Symposium held from 6 - 29 October 2020 by the United States Agency for International Development's (USAID's) Integrated Land and Resource Governance (ILRG) program. The theme of the symposium was *Implementing Zambia's Land and Resource Policies Across Sectors*. This was divided into four sub-themes:

- Governance of state and customary land;
- Documentation of state and customary land;
- Integrated natural resources governance; and
- Integrated development planning.

The overall objective of the symposium was to share evidence on land and resource governance experiences in Zambia to inform policy and improved field implementation. Specifically, the symposium aimed to serve as a platform for consideration of research information; identify gaps in land tenure and resource governance in Zambia by examining what is being experienced by partners on the ground; and examine land issues in a holistic and integrated manner to identify enablers and barriers to policy implementation.

Due to coronavirus disease 2019 (COVID-19) restrictions and guidelines, the symposium was held as an online webinar series. The event deviated from previous in-person symposiums that ran over three days; it was held over the course of four weeks, with two hours of sessions every Wednesday and Thursday. Each session featured four to five presentations lasting about 15 minutes and focusing on field experiences, project implementation, and academic-focused research. The emphasis was less on theoretical and methodological discussions and more on practical experiences and implications for policy. The webinar series opened with national perspectives on land and resource management from government ministries and departments.

On average, 60 participants, including academics, the public and private sectors, non-governmental organizations (NGOs), customary leaders, and decision-makers, attended each session.

2.0 OPENING SESSION

The ILRG Chief of Party, Matt Somerville, welcomed all participants to the symposium. He noted the passing of Dr. Emmanuel Mutale, who championed the symposium and its vision for improving research and practice in land and resource governance and encouraging dialogue in the sector. This was followed by the official opening by the USAID Economic Development Office Deputy Director, Shawna Hirsch, and presentations from the Ministry of Lands and Natural Resources (MLNR), Ministry of Local Government, House of Chiefs, and the Department of National Parks and Wildlife (DNPW). The opening presentations focused on policies and their implementation across sectors.

2.1 OPENING REMARKS

In her opening remarks, Ms. Hirsch stated that USAID continues to support Zambian academics, civil society, government, and traditional leaders to engage at a national level and consider the state of land tenure and resource governance in Zambia. She noted the importance of land and resource rights to Zambia's development trajectory and its movement to self-reliance. Women's economic empowerment, documenting customary land rights to advance economic growth and development, community-based natural resource management, and integrated development planning with local authorities and traditional leaders remain central to USAID's collaboration with MLNR, DNPW, Ministry of Local Government, the Forestry Department, and the House of Chiefs. Over the past six years, USAID has supported nine traditional leaders in documenting the household rights of almost 100,000 people across over 30,000 parcels of land. USAID has also supported MLNR to finance national consultations on the land policy. She added that USAID supports the inclusion of a broad swath of society and interest groups including women, traditional leaders, and academia to allow Zambia to hold the reins on its own development journey. Finally, Ms. Hirsch underscored the importance of dialogue and national learning in the finalization of the Land Policy and implementation of the wildlife, forestry, and natural resource framework.

The MLNR Acting Director for Planning, Linda Siwale, highlighted that the ministry administers land and manages natural resources for sustainable land use and climate resilient systems. The ministry has set three key programs to achieve this mandate: 1) land administration and regulation; 2) natural resource management; and 3) management and support services. Under the land administration and regulation program, the ministry has three sub-programs: land policy and management, land registration and titling, and land surveying. Under these programs, the focus areas are the National Land Titling Programme (NLTP), finalization of the Land Policy, and reaffirmation of the international boundaries. For the natural resources management, the ministry focuses on skills development, climate change management, and forestry management with key areas being the improvement of infrastructure, coordination of the implementation of climate change projects, development of climate change responses, strengthening of sustainable forestry management by increasing numbers of community forest management groups, and the development of a timber traceability system. Finally, under the management and support services program, the key focus areas are the review of land-related legislation, development of a customary land administration bill, and improvement of land information systems.

In her opening remarks, Ministry of Local Government Director of Planning and Communication Ngoza Munthali highlighted the importance and development of local area plans (LAPs) and integrated development plans (IDPs). She said the Urban and Regional Planning Act No. 2 of 2015 (URP Act) guides the preparation of IDPs and that all local authorities are legally required to prepare IDPs. IDPs are the overall framework for development within a district to guide and inform planning, budgeting, management, and decision making by all levels of government and all actors within districts, and draw

their guidelines from the national planning framework, the budgeting policy, and the Seventh National Development Plan. Guidelines for IDPs were developed in 2019. In the preparation of the Eighth National Development Plan, there is better collaboration between the Ministry of National Development Planning and the Ministry of Local Government to ensure that the IDPs and the national plans are strongly linked. Finally, local authorities use LAPs as a planning instrument to provide detailed proposals for the development of an area.

Department of National Parks Director Chuma Simukonda followed with a presentation on the importance of conserving ecosystems and not just wildlife. Dr. Simukonda said that wildlife protected areas cover a third of Zambia's landmass making the landscape for managing wildlife broad and diverse. The reliance on government officials in the management of these resources has not worked. Therefore, the department depends on the cooperation of key stakeholders such as local communities and the private sector in management. Dr. Simukonda said that general management plans accommodate many different uses, including mining, wildlife management, farming, and other uses. Most importantly, they ensure that activities in a game management area (GMA) do not interfere with wildlife management. Dr. Simukonda stressed that the encroachment of protected areas remains a significant challenge. Finally, Dr. Simukonda said that in the management of national parks, it is important to consider that benefits will flow within communities.

In his remarks, Department of Forestry Director Ignatius Makumba focused on policy implementation priorities related to securing land and resource tenure, areas of coordination and integration among the ministries, and the importance of integrated planning. The mandate of the Forestry Department is to look at protected forest areas and forests in open areas. The Forestry Policy of 2014 and Forestry Act No. 4 of 2015 guide the department's activities. He said that after legislation and policy were passed, the approach to forest management became much more community focused. This is a unique feature of forest management globally where user rights are transferred completely to local communities who decide how to use the resources around them. The communities have the choice to transfer these user rights to the private sector to attract investment. The department then provides technical expertise in sustainable forest management. The community resources boards are recognized in the current legislation as stakeholders in sustainable forest management. Finally, the Department collaborates with the Ministry of Local Government in IDPs to ensure an integrated approach in planning for land and natural resources.

Finally, Chief Kaputa's presentation on the management of natural resources emphasized the need for knowledge sharing amongst traditional leaders. The Chair of the House of Chiefs said individual chiefs have placed their own priorities on natural resources management and conservation as reflected in the varying resource management and conservation practices in chiefdoms across the country. Due to the influence chiefs have over their subjects, they are important partners in natural resources management. Under credible traditional leadership, proper natural resources management and conservation practices can be instituted. In conclusion, Chief Kaputa called on traditional leaders to promote security of tenure for customary tenure to promote good governance and transparency in land administration, thereby curbing the illegal allocation of land in chiefdoms.

The presentations were followed by a discussion on the successes and way forward in the management of land and natural resources. Ms. Siwale said subsequent presentations in the symposium on the NLTP would highlight the current process and where the ministry is in the implementation of the program. Ms. Munthali gave further reflections on IDPs and the monitoring frameworks and said that with the URP Act and guidelines in place, the ministry was working to finalize new IDPs, in addition to the 14 that are currently active. The ministry has been actively engaged with traditional leadership.

Dr. Simukonda reflected on matching conservation, agricultural, and other interests in game management plans (GMPs) and stressed the need to use resources sustainably. He added that mining and wildlife

compatibility is essential in this sustainable use of resources. Mr. Makumba reflected on the cost effectiveness of community forests, rampant deforestation, and the role of charcoal. He pointed out that the distribution of the benefits, costs, and responsibilities remains a challenge. He also encouraged traditional leaders to make decisions about what they would like to do with their land and to share information with other traditional leaders so that all can work together but initiatives are led at the local level.

In closing, the facilitator said that despite having good legal frameworks that speak to each other and where customary leaders are respected and have authority to influence and enforce behaviors in customary areas, there continues to be forest loss and wildlife not recovering at the desired rate in Zambia. He emphasized the need to involve all stakeholders to ensure the effective management of Zambia's lands.

3.0 PRESENTATIONS ON GOVERNANCE OF STATE AND CUSTOMARY LAND

The presentations on the governance of state and customary land were made over two days, 7 and 8 October, with four presentations on each day. The presentations focused on the tools for effective land governance and the hindrances to the efficient implementation of these tools.

3.1 DAY I PRESENTATIONS

3.1.1 MULTILEVEL GOVERNANCE OF LARGE-SCALE LAND ACQUISITIONS: A CASE STUDY OF THE INSTITUTIONAL POLITICS OF SCALE OF THE FARM BLOCK PROGRAM - ANDREW CHILOMBO

Focusing on property regimes, the role of the state, elite capture and power imbalances, and land alienation processes, this presentation highlighted the interplay of land governance institutional factors in large-scale land acquisition (LSLA) deals. By taking the case of the Nansanga Farm block, the presentation discussed the role of formal and informal institutions in the governance of the farm block. The interplay between domestic institutional policy processes and LSLA remains a gap. For this research, Dr. Chilombo analyzed policy documents to understand how different actors interact as they act at their respective administrative tiers with an authoritative claim to their role within a given policy network. The results indicate that the LSLA-policy interplay in Zambia is plagued with national economic and institutional challenges linked to national party politics. The institutional frameworks and policy and the management and governance structures are not well balanced and party politics also influence the system. The land market is unregulated and uncertain in terms of value. Finally, in the multilevel governance mechanisms of land with traditional chiefs, there is ample room for corruption. Dr. Chilombo concluded that the opportunity exists for Zambia to kick start development more broadly in the region.

3.1.2 IMPACTS OF LARGE-SCALE AGRICULTURAL INVESTMENTS: QUANTITATIVE AND QUALITATIVE INSIGHTS FROM A BASELINE STUDY IN ZAMBIA - CHEWE NKONDE

Taking a case study of Amatheon, a German investment firm with a Zambian subsidiary, which was perceived as a “best practice” investment, the presentation focused on the effect of LSLA on communities, particularly the outgrower program and the effect of the investment on farming practices, agricultural productivity, access to and ownership of land, farm and household income, and food and nutrition security. For the study, a household survey of 800 farming households was carried out in Mumbwa and Chibombo to assess the overall performance of the program and estimate the impacts of the out-grower scheme on farmers. The report is still being finalized, but initial results indicate high uptake of training activities. Mumbwa, however, had a higher percentage of input loans and higher grain sales. In terms of adoption of conservation agriculture, soil disturbance increased for participants but other variables like crop rotation had no difference between groups. Input uses improved for some crops for participants, but crop incomes had no difference. In conclusion, participants performed well in training and some points like soil disturbance and fertilizer use were achieved. These results imply that the input, land, and output markets components need to be enhanced; high value crops need to be scaled up and promoted; and the longer-term effects are likely to be seen in later years. Generally, although there are many for, their effect on land tenure seems to be minimal.

3.1.3 THE IMPACT OF EXTRACTIVE INDUSTRIES ON CUSTOMARY LAND IN ZAMBIA – A CASE OF LAND ADMINISTRATION AND DEVELOPMENT PLANNING - NSAMA MUSONDA KEARNS

Customary land is being lost at a fast rate. Inadequate land use planning at the customary administration levels is not considering all the social, economic, and environmental impacts. Women, for example, are entering the mining industry more but without knowledge of industry practices and rights. Artisanal mining and small-scale mining pose a large threat. The presentation showed that the overlap of customary land with other state-controlled land uses like national parks and forest reserves creates a situation in which customary land owners are not able to access their land or to gain benefits from the use of the resources found on their land (i.e. royalties). The extractive industries threaten to degrade and shrink customary land. Many times, as there is no land market, local people do not know the value of their land and sell it at a very low value. The presentation recommended a comprehensive land policy that will enhance the contribution of land administration to the empowerment of local communities. This must keep in mind national development objectives (such as poverty reduction, good governance, and rule of law in customary land administration). The losses are seen in multiple ways, including loss of a safe environment for villagers, the costs of remediation, and loss of value.

3.1.4 ADJUDICATION OF LAND DISPUTES IN ZAMBIA: THE MORE THE MERRIER OR TOO MANY COOKS SPOILING THE BROTH? - LUNGISANI ZULU

This presentation outlined the legal structures for addressing land disputes in Zambia. The presenter highlighted that Zambia has a dual land tenure system, statutory and customary. Under customary tenure, traditional courts are extremely important for resolving disputes. They do not necessarily have a formal structure but are recognized as an important way to resolve any traditional matters. Land issues often come through these courts. Generally, there are numerous avenues for dealing with intra and inter tenure disputes in Zambia, including local courts, Magistrates Court, Lands Tribunal, High Court, Court of Appeals, Constitutional Court, and the Supreme Court. However, the guidance for courts (especially local courts) to resolve land disputes is minimal. The Lands Tribunal is in fact specialized to deal with land disputes and is thus strategically placed, although it is not able to be extremely effective since it is not a full-time court and is highly centralized. The tribunal only sits in Lusaka with occasional circuiting to a handful of provinces and is regularly hampered by funding challenges. The presentation recommended addressing these issues with the Lands Tribunal by development a government policy to support local courts in land dispute resolutions.

3.1.5 DISCUSSION

The ensuing discussion underscored the need for better governance tools for LSLAs and developing policies that protect the environment and communities. This would require equipping both traditional leaders and communities with information on best practices for land use, strengthening institutions to reduce corruption and political interference and documenting local knowledge. For LSLA, civil society and other stakeholders have been actively advocating for the protection of local communities in large-scale land deals. However, progress remains slow in dealing with corruption. The prevalence of political control and influence undermines proper land governance as does the fragmentation and uncoordinated administration of land. Traditional leaders are waking up to the need to protect natural resources and ensuring that investments do not disadvantage their subjects and that benefits accrue to them. Regarding the adjudication of land disputes, the discussion revealed that the structure of the Lands Tribunal is a significant impediment in the resolution of land disputes. Strengthening other dispute resolution platforms such as the courts, especially for customary disputes in local courts and in other traditional processes would be a step forward in streamlining dispute resolution processes.

3.2 DAY 2 PRESENTATIONS

3.2.1 THE TRADITIONAL LAND ADMINISTRATION AND DEVELOPMENT PLANNING: THE CASE OF THE ALUI (LOZI) OF WESTERN PROVINCE, ZAMBIA - KUSIYO MBIKUSITA-LEWANIKA

This presentation highlighted the five land ownership types in Barotseland where 90 percent of the land is under the jurisdiction of the Barotse Royal Establishment (BRE). These ownership types include:

- *Mubu-Wa-Ngweshi*: this land belongs to the Litunga, and is inherited by each Litunga who ascends to the throne;
- *Mubu-Wa-Luu*: principalities, certain indunas, and members of the royal family have access to land, which is attached to their positions within the BRE;
- *Mubu-Wa-Bana-Ba-Malena*: members of the royal family hold this land in trust;
- *Mubu Wa Lusika*: “Family land” (or “inheritance land” as it is sometimes called) is held once granted and is heritable within the particular family; and
- *Mulalambuwa*: this is land that is far from any human settlement which is allocated to anyone.

The traditional land administration includes services such as acquisition and demarcation. The Litunga is the custodian of the land and natural resources. Powers of the king continue after death. There are different levels of government under the king in Barotseland. These are a center of community events and importance. There are four classifications of induna (administrators and purveyors of traditional areas and rites). Canals and waterways figure prominently. Fish management, game management, and grasslands, forests, crop, and fire management all feature in development planning. This represents a highly structured traditional management system.

3.2.2 POWER RELATIONS IN URBAN LAND USE IN A CENTRALIZED TRADITIONAL SOCIETY OF MONGU TOWN, ZAMBIA - BARNABAS SIMWAKALE

There has been a global shift to liberalized economies with a focus on economic benefits. This has triggered land reforms in Africa including modified rules of access to land. Land legislation has also changed in Zambia and legal recognition of dual land tenure systems has begun. Two types of land tenure system were found to exist in Mongu Town – statutory and customary, which have certificates of title (statutory) and five types of customary land tenure. The Mongu Municipal Council and the BRE are not clearly separated on land tenure. The concentric model of urban land is seen in Mongu Town but because of conflicts in land ownership, the model is not fully applicable. Power influences relations in urban land use in Mongu Town. This power is ubiquitous (i.e., not limited to institutions) and it can be used for achieving good. Land use conflicts include encroachment, waste dumping, conflicting housing standards, and blocked access to roads. In conclusion, customary land tenure systems are highly organized. Power relations in Mongu Town have negatively affected the morphology of the town. Recommendations from the presentation included engagement, reviewing land use maps, public awareness programs, planning agreements, and inclusion of a BRE representative among members of the planning standing committee of the council.

3.2.3 ASSESSING INSTITUTIONAL CAPACITIES AND DRIVERS OF CORRUPTION IN LAND ADMINISTRATION IN ZAMBIA: TOWARDS A CORRUPTION-FREE LAND ADMINISTRATION SYSTEM - RONALD DAKA

The pathway to securing a land title depends on the category of land in question. For state land, title can be obtained from local authorities or directly from the Commissioner of Lands. Under customary tenure, title can be obtained through chiefs and headmen who recommend the allocation to the council. Another way of acquiring title is in informal settlements where the district council issues occupancy licenses or council certificates of title. The Surveyor General, planning authority, district council, chiefs and headmen, and the Commissioner of Lands all have a role depending on the land status. Centralized control of land administration only applies to land that is located on the periphery of towns and cities and on land under customary tenure. The drivers of corruption are different within MLNR and traditional authorities. For MLNR, the centralized system does not have adequate staff or technology, is remote, and has no accountability. For traditional authorities, there are no personnel with the necessary amount of technical capacity to administer land, not a clear government system, a system of unilateral decision making, and no system of checks and balances. In local authority systems, mandates are not well designed, legalization of plots is not well established, certain groups are excluded, there are inadequate staff and technical skills and capacity, and appropriate equipment and technology.

3.2.4 WOMEN'S LAND RIGHTS AS ECONOMIC EMPOWERMENT: ZAMBIA - ROSE MAKANO

The total land area of Zambia is 752,612 sq. kilometers, of which the author reports that land administered by the state (including wildlife areas) covers 34 percent of the land (with a 99 year leasehold title), and customary accounts for 66 percent. Sixty percent of Zambians live in rural areas. The issuance of title deeds has increased since 1964. However, disaggregated gender data has only been available since 2000. Men overall hold more titles compared to women and families, but corporate entities hold the highest number of deeds in Zambia by over twofold. Only two percent of women held title in 2000, compared to 8.6 percent for men. This has important implications for women's empowerment and the future of land ownership in Zambia. Land ownership is livelihood security because it improves a person's wellbeing and allows one to move up from a subsistence worker to an employer. For example, in Rufunsa, a group of women have empowered themselves, with support from partners such as Women for Change and Solar Quest, which provided water tanks, solar panels, and irrigation equipment. The women are self-employed and engage in agriculture production for income generation. Dr. Makano concluded that empowering women will lead to less poverty in communities and this can be achieved by tilting the statistics towards more issuance of title deeds to women.

3.2.5 DISCUSSION

The discussion revealed that the land administration system in Barotseland is not digitized. However, land information is shared between BRE and the local authority. This happens especially at the point of conversion of customary land to state land. However, the sharing of spatial data and cadasters remains minimal. Women are not discriminated against in the acquisition of land in BRE although land grabs by men are still possible. There are opportunities for integrating the BRE system with the state system. Integrated development plans and local development plans are key in the management of land, especially to curb corruption. However, in general the allocation of land by traditional leaders does not acknowledge these plans. Land auditing is, therefore, important to understand how the land is being used. There is also a need to develop systems that support local authorities, with oversight from elected leaders at district levels. Finally, the new Land Policy should ensure that equal access to land for women is guaranteed and this can only be achieved from the ground up.

4.0 PRESENTATIONS ON LAND DOCUMENTATION ON STATE AND CUSTOMARY LAND

The presentations on land documentation were focused on both state and customary land and highlighted the various programs being undertaken across the tenure systems on titling state land and providing land holding certificates in customary areas.

4.1 DAY I PRESENTATIONS: STATE LAND

4.1.1 ASSESSMENT OF TITLE UPTAKE IN THE SYSTEMATIC LAND TITLING PROGRAMME - EMMANUEL TEMBO & JOSEPH MINANGO

This presentation assessed the uptake of titles under the Systematic Land Titling Programme, which was initiated by the MLNR in 2017, which is being undertaken in mostly informal areas. The program uses aerial images to identify boundaries. The process of titling requires pre-vectorizing. This includes site selection, checking existing plans, physical site planning, field survey, and a social survey. The social survey includes sensitization, biodata social survey, data entry, and verification/validation. This process has been automated and the collected information is entered into the land titling system where survey diagrams and general plans can be generated, and land records created. The land records are linked to the general plans and offer letters are then created. A total of 53,000 records have been collected in the identified areas (32 demarcation areas) but only 15,000 offer letters have been distributed, and only 11,000 have been collected. Further, only 4,268 have paid. This raises a concern of what the uptake will be if the program it is upscaled.

Engaging the community depends on the willingness of the people to get title. This is evidenced by how many join the sensitization. However, post-sensitization and collection of offer letters shows a remarkable decline in numbers. There is also a discrepancy between the records collected and the offers processed. In terms of uptake, the time lag between data collection and the actual offer is an issue, payments are considered expensive and all payment is done at MLNR headquarters. This causes long lines as payment and collecting receipts are done separately, and both processes take a long time. After payment, clients wait for two weeks to sign the lease and another month to collect the certificates of title. Some issues include few payment platforms, no systematic land adjudication law, the legal framework does not allow for electronic certificate of titles and electronic signatures, and encumbered properties in demarcation areas. Further, some clients consider offer letters to be sufficient security and do not see the need to complete the process.

4.1.2 LAND TITLING AND DOCUMENTATION PROGRAM - ZELITA CHUNGA

By providing an overview of land documentation within an extended planning boundary, this presentation focused on Chinsali District, the provincial capital of Muchinga Province, whose planning boundary covers 25,000 ha and which had an estimated 2019 population of 104,560 people.

There are no set guidelines on what to do when a planning boundary has been extended. However, the local authority has developed strategies to document land according to the local economic development plan. These include village mapping and settlement upgrading of existing and unplanned settlements. The local authority has also employed land documentation intervention strategies such as community sensitization, engagement, settlement mapping, enumeration and profiling. There are two villages in the

area where these strategies are being implemented: Kabuta (463 households) and Chandamali (1,500 households).

For the upgrading of these villages, the layouts have been numbered, and the property registers are being formulated. A pilot project is ongoing in Kabuta. However, the village in general has very limited funds which makes even small payments for these services difficult. Occupancy licenses still need to be issued. For village mapping, a pilot project is underway in Muswema. This is a prime planning area and they are already starting sensitization plans and have started next steps in the process. Challenges include community willingness to work with the local authority, funding for implementation, ability to number stands locally, and having set guidelines for boundary extension. Recommendations include the need to decentralize lands and operationalize the land policy, as well as set guidelines for land administration, even on customary land. To conclude, land management and documentation is ongoing in the district.

4.1.3 APPLYING SIMPLIFIED PLANNING TO FACILITATE TITLE ISSUANCE IN LUSAKA - MUCHIMBA MUVOMBO

The NLTP is ensuring that land tenure is provided to property owners by registering all property in the country, regularizing unplanned settlements, preventing displacements, increasing revenue base and investing for economic development, and reducing inequalities of access to land due to income differences. Lusaka City Council was given the mandate by local authorities to legalize land and create land use plans. Previously, the cost to develop land use maps was exorbitant. This took about five months to develop and approval can take one to two years. Land use planning for systematic land titling (SLT) is streamlined by using GIS vectorization of boundaries before survey data collection. SLT allows planners to apply planning standards where land is already developed and produce maps that follow the law. Plans were created on behalf of the council and forwarded to the council for approval. Costs were saved by GIS work being performed in-house and by not having to compensate landowners for demolishing their homes. GIS also allowed the council to save time in the field. Aerial photos were also used to generate LUP and layout maps.

The benefits of systematic planning include: the ability to approve at the neighborhood level covering hundreds of parcels instead of one at a time. The process was simplified so there was less handoff between the departments at the council. It was cost effective, structured, service-driven, and safeguarded the welfare of the citizens, ensuring that the area is sustainable for productive living; and that it provides for future development of the area. Results from the streamlined process were the completion of 30 demarcation areas, representing over 63,000 parcels at an average cost of ZMW18,640 (US\$1,800), which took about six months. The process creates a revenue stream for the local authority. The cost of conventional planning and systematic is US\$112,000 versus US\$50,000, respectively; approval time for conventional planning was five years versus six months for systematic planning, and resulted in three percent of development plan costs and no displacement costs.

4.1.4 DIGITIZATION OF CADASTRAL MAPS AS PART OF THE CADASTRAL INDEX IN ZAMBIA - KELVIN CHIBANGULA

The focus of this project was to convert all the paper based cadastral maps into digital copies. The paper versions are full of issues, such as overflowing files, torn or missing documents, and only available in provincial centers. Also, it is difficult to use them without having overlap issues and boundary disputes. To accomplish this, the data must be collected from all the provinces, prepared, vectorized, compiled, subjected to quality checks, and uploaded to National Spatial Data Infrastructure and Zambia Land Management System (ZILMIS). For vectorization, the data is geo-referenced using coordinates from surveyed properties. The attribute data, such as the parcel number, the area size, the location/district,

the survey record number, and paired with ownership details when read in ZILMIS. The methodology included compilation and quality checks, and data uploading to ensure that the final products are usable and of good quality to be available for decision makers to have access through ZILMIS. In terms of expected benefits, there are benefits for the government, such as faster examination of surveys, reduction of overlaps, land auditing, and census mapping; for professionals, valuable data, faster surveys, and base maps for planning; and for citizens, recognition of which and how many parcels are registered within chiefdoms, having measured sizes and areas of their own parcels, and avoiding encroaching on neighboring parcels.

4.1.5 PILOT PROJECT: USING TECHNOLOGY FOR ENUMERATION OF STATE LAND IN LUSAKA, LESSONS LEARNT AND CHALLENGES - DIDIER SAGASHYA

Medici Land Governance is a public benefit corporation with a land governance mission that pledges to promote economic development and full financial inclusion by helping individual in developing countries to establish formal ownership of land. Medici offers different products including Enum, Landum, Actum, and Valorum. Enum is for systematic land titling and allows an agency to quickly and efficiently gather homeowner information necessary for issuing land titles. Landum is for land administration while Actum is for public records on blockchain that is searchable, transparent, trusted, and secured. Valorum is for land valuation and taxation. It uses drones and machine learning to capture high-resolution images and maps to accurately estimate land values using local market and property tax formulas. Medici have a pilot project in Lusaka City where they played a role in sensitizing people to explain the process and increase awareness. Enumerators were sent out to check the boundaries and encumbrances. They used the Medici mobile application to capture ownership information digitally, then the maps are displayed publicly. Challenges learned include current laws not allowing electronic signatures, the unique land registry, and encumbrances due to legacy titles and cadastral index. The payment system for landowners is not streamlined with only a few people having paid the 20 percent deposit required to move the process forward. Further, couples are not required to register spouses as co-owners, and the current land administration system is not designed to handle systematic land titling, and the imagery used was taken in 2016.

4.1.6 DISCUSSION

Following the presentations, the discussions centered on optimism for an increase in the uptake of state land documentation. However, there is a need to exercise caution because issues such as the non-recognition of electronic signatures continue to be a hindrance and need to be resolved. In this regard, the legal framework needs to be updated to reflect this. Considering that most of the land in places such as Chinsali are still greenfield, there is an opportunity to correct any situations that arise. Further, the more local authority officials work in the field, the more they become aware of the obstacles to improving tenure security through land titling and documentation. Documenting land will allow residents to improve their livelihood and neighborhoods. Local authorities should also increase their capacity to provide services that is commensurate with the new status of having titled land. Finally, there is a need to automate records to ensure easy access and clarification of discrepancies.

4.2 DAY 2 PRESENTATIONS - CUSTOMARY LAND

4.2.1 REFLECTIONS

To set the tone for the discussions, the ILRG Chief of Party, Matt Sommerville, reflected on the interactions between customary and state land, and formal and informal levels of land documentation. Based on the work USAID has been supporting over the last few years, he highlighted that documenting

customary land allocations is legal customary practice. Many chiefdoms have systems for documentation, but these are largely inconsistent, not spatial, and have no central location for storage and review. There is a huge demand from both leaders and community members. These records sit outside MLNR but there is no objection to having them visible.

In terms of legal frameworks and best practices, technologies and methods exist for documentation that are low cost, replicable, transparent, and consistent. The draft land policy recognizes customary documentation. There's also a working group across state and customary land on documenting women's land rights.

The barriers to documenting land rights include lack of chiefdom or village boundaries, financing terms of who will pay, practicalities of customary administration, and the status of the draft customary land administration bill.

4.2.2 TENURE SECURITY INDICATORS IN A FISHING COMMUNITY: EVIDENCE FROM A BASELINE STUDY IN THE KAFUE FLAT PLAINS, ZAMBIA - CHRISTOPHER MULENGA

Tenure security is very important to communities for food security and livelihood security. Zambia has 12 million hectares of water and 8 million hectares of wetlands. Fish is very important in Zambia - it contributes 53 percent of animal protein in Zambian diets and in many ways is a delicacy. The contribution of the fisheries subsector is important in the economy of Zambia as it is projected to contribute about 0.4 percent to the agricultural sector. This study was located in three fishing camps that are all within the customary jurisdiction of Muwezwa and Shakumbila Chiefdoms. There is no documentation of their land rights. Existing problems in the study area are management and governance of land-based resources which is implicitly or explicitly vested in various institutions, namely local traditional authorities, the Zambia Wildlife Authority, the Fisheries Department, private tourism companies, fish traders, and pastoralists from neighboring villages.

The expected outcomes from the study include: local communities are able to secure their social and economic rights through access to land based resources and economic choices; improved secure access to land for the marginalized fishing communities through informing policy and legislation; improved organizational and technical capacity to actively engage in development processes and ensuring tenure security of the affected community; the local fishing communities are empowered to actively engage and assert themselves in development processes to secure their rights to land and other natural resources; and the adoption of low cost customary mapping techniques in order to secure land rights for the local fishing communities.

4.2.3 FIT FOR PURPOSE LAND ADMINISTRATION IN ZAMBIA: ENHANCING LAND RIGHTS ACROSS THE CONTINUUM – DAVID KATUNGULA

A case study from the implementation of the social tenure domain model (STDM) in Chisamba District was presented. Fit-for-purpose land administration allows for the recordation of less formal rights. Land rights can be seen as being on a continuum from formal land rights (i.e., registered freehold) to informal land rights (i.e., customary land). Documenting the rights can be useful for understanding underlying values. In the Chamuka Chiefdom of Chisamba District, they are using the STDM, which is an International Organization for Standardization-approved land administration model that captures people to land relationships. The use of STDM is improving land administration at village, zone, and chiefdom level, and helped resolved 426 land disputes related to ownership and boundaries. This has important implications for local development. Land is important for livelihoods and having secure tenure supports these opportunities and helps the progress of individuals, households, and communities.

4.2.4 INNOVATIVE APPROACHES FOR LAND TENURE DOCUMENTATION: LESSONS FROM ZAMBIA - ROYAL MABAKENG

The research was funded by the Network of Excellence on Land Governance in Africa and coordinated by Namibia University of Science and Technology and focused on two sites (Chamuka Chiefdom and Kanyama). They found that there are high standards for the process, however, the regulatory framework is complex. They found that the 20 percent down payment is often too high for residents. For occupancy licenses in Kanyama, all departments can access the data which is integrated in the Deeds Registry. Another study was done in Sandwe Chiefdom in which initial registration can be undertaken without documentation. In Sandwe, the chief or village headperson is the authority for land administration. They highlighted the work of Medeem as a private organization that assists rural areas in recording their land rights. The recommendations included integrating digital technologies in the legal system; decentralization of the lands registry; standardization of process/products across institutions; and the use of para-surveys (i.e., to increase the number of registered surveyors from the 46 that are currently available).

4.2.5 TRADITIONAL LAND HOLDING CERTIFICATES: A CRITICAL EVALUATION - EPHRAIM MUNSHIFWA

The central questions in this presentation were what rights do traditional/customary land holding certificates convey? How does this “fit” in the neoclassical definition of “property rights”? In the literature, property rights fall around three themes: possession (occupation, personal exchange, customary norms); economic rights (impersonal exchange, minimizing transaction costs, emphasis on two parties); and legal rights (statutes, state registry underwriting, third party exchanges). For this literature review, certificates being issued under STDM using four criteria. Traditional land holding certificates have strengths, such as being assigned to one person/entity, allowing exclusion on use, being transferable, and improving tenure security and minimize transaction costs. However, it is also mainly limited to personal exchange and can be revoked by the chief (especially if the person moves). It also often lacks state recognition (at present) and legal support, offers only limited tenure security, and cannot be used for full financial benefits, such as using it as collateral for financing purposes.

4.2.6 DISCUSSION

The discussions in this session were structured as an interactive poll that allowed participants to vote on various questions regarding customary land documentation. The results of the poll were as follows:

Ninety-three percent of participants think customary land documentation is a good idea and the necessary way forward, 11 percent think it's an interesting idea but will cause more confusion than positive results, and zero percent said it was a bad idea which is prone to corruption or misuse, or that they were still deciding.

Regarding the legality of customary land rights documents, 54 percent of participants thought that they are legal; 25 percent said they are sometimes legal; 14 percent said they are not legal; and seven percent were still unsure.

When asked whether customary leaders can manage customary land documents (with some support) if they move forward, 30 percent of participants said absolutely; 63 percent said potentially; seven percent said no; and zero percent were unsure.

In terms of which government ministry should be responsible for working with chiefs on customary administration, most of the attendees (67 percent) felt that MLNR should work with chiefs. Twenty-seven percent said it should be the Ministry of Chiefs and Traditional Affairs, three percent said another ministry, and three percent said no ministries should be involved.

When asked whether the meeting had changed participants' opinions on customary documentation, 69 percent reported being more optimistic, seven percent said they were less optimistic, and 24 percent reported their opinions were unchanged.

Finally, the meeting concluded that the documentation of customary land rights has improved tenure security in the sense of resolving boundary disputes and overlaps on claims to land rights. Also, there is a need to ensure that the landholding certificates receive a status that will allow them to be used for accessing credit from financing institutions. In conclusion, the role of chiefs in the issuance of landholding certificates needs to be clearly defined.

5.0 PRESENTATIONS ON INTEGRATED NATURAL RESOURCE MANAGEMENT

The 10 presentations on integrated natural resource management featured discussions on policies and practice, and projects currently being undertaken in the sector.

5.1 DAY I PRESENTATIONS

5.1.1 ECONOMIC LEAKAGE OF TOURISM IMPACTS FROM LOCAL AREAS AROUND NATIONAL PARKS: CASES OF KAFUE AND SOUTH LUANGWA NATIONAL PARKS - GRANT SIMUCHIMBA

This aim of this presentation was to evaluate the value of tourism economic leakage and impact on local human communities around Kafue and South Luangwa National Parks and provide a way to inform stakeholders and policymakers. The study applied both qualitative and quantitative methodologies to estimate the impact of visitor spending on local communities. In terms of economic impact issues, Kafue National Park (KNP) competes with South Luangwa National Park (SLNP) although KNP has poor tourism performance. This raises the question of whether KNP benefits the local human communities within 50km of it and how much tourism benefits them in terms of income and jobs. The effects of visitor spending can be both direct and indirect. These have an economic impact and there can also be leakages, which can be invisible, internal, and external. The study showed that in fact a considerable amount of the revenue generated from tourism is leaked, mostly to internal and external leakage. A higher percent was lost to leakage in KNP than in SLNP. The external leakage was due to the lack of full local ownership and the lack of tourism business linkages with local enterprises.

5.1.2 WILDLIFE MANAGEMENT IN ZAMBIA: POLICY AND LEGAL INTERVENTIONS FOR SUSTAINABLE DEVELOPMENT - MISOZI NGULUBE

Current challenges in wildlife management include law enforcement, such as illegal possession not being differentiated from illegal trafficking; ranger density of about 278km², far below the recommended International Union for Conservation of Nature (IUCN) ranger density of 50km² per ranger; and the lack of state-of-the-art equipment for the detection of wildlife products at airports. Other challenges include financing and tourism in protected areas (i.e., low investment in infrastructure, lack of diversification of tourism products and services, low contribution of tourism to gross domestic product, and lack of sector specific incentives); and local community participation (i.e., local communities do not have the right to utilize wildlife; they have unsecured land tenure; and do not have sustainable finance or capacity for the managerial needs). Possible interventions include differentiating illegal possession from illegal tracking and clarify penalties, increasing investment in infrastructure and ensure viable public-private partnerships are developed; diversity tourism products; provide sector specific incentives; grant wildlife user right to local communities; and reducing the ranger density ratio.

5.1.3 HUMAN MIGRATION AND SETTLEMENT TRENDS IN PROTECTED AREAS: A CASE STUDY OF MUMBWA GAME MANAGEMENT AREA - DINA MAMBWE

Human migration to buffer zones can be a threat to biodiversity conservation area. This study focused on Mumbwa GMA and sought to look at the magnitude and patterns of human migration in the GMA to contribute to improved land management. There have been inhabitants in the development zone longer than in the conservation zone, but migrants are slowly “taking over the area.” Respondents intended to

migrate to a new place within the GMA rather than returning to their original home. The amount of cropland has increased in the development zone. To conclude, many migrants are attracted to the GMA, but particularly to the conservation zone. This may be because of population growth, weak law enforcement, lack of knowledge on zoning scheme, and unclear boundaries. In terms of policy, the presentation recommended that stakeholders collaborate; resources are pooled; an all-inclusive conservation policy that includes all aspects of natural resources in GMA is developed; and decision making and law enforcement are decentralized to local government structures.

5.1.4 A MARKET-DRIVEN MODEL FOR LINKING RURAL LANDSCAPE MANAGEMENT TO PROTECTED AREAS: LESSONS FOR ZAMBIA - DALE LEWIS

Over time, villages, towns, and cities have begun to encroach on protected areas. Several things are driving negative land change, such as low yields, unsustainable farming practices, negative market influences, population pressures, and weak, local environmental governance. There are also social and environmental costs to wildlife poaching, deforestation, soil productivity, etc. Community Markets for Community Organization (COMACO) works in this space to make conservation profitable and a better option for farmers through the It's Wild! brand. Currently, they work with over 180,000 small-scale farmers, using organic practices, building a supply chain, and reinvesting in conservation and farmer livelihoods. Their approach starts with working with farmers on sustainable land management including forest regeneration and wildlife recovery. They then work on the market for enhanced multiplier effects on conservation, and finally on forging "greener" chiefdoms to get conservation on track for better results. They are now relying much less on donor support and hope for long-term engagement for success.

5.1.5 DESIGNING CONTEXTUAL, EFFICIENT, AND RESILIENT LAND REGENERATION SYSTEMS FOR MINE CLOSURE UNDER CONDITIONS OF EXTREME UNCERTAINTY AND RESOURCE CONSTRAINTS - BENJAMIN WARR

A bioenergy regeneration project was undertaken at the Chingola Mine that included replanting of trees. At one point, over 5,000 trees were planted and only 1 survived. Although this mine used to be very active, today there are over 12,000ha of disused, degraded, copper-contaminated land. There is significant deforestation still happening in the area. There is essentially no topsoil available and having it transported in would be hard to stabilize. The idea of bringing in native versus non-native vegetation is contentious. Currently, *Pongamia pinnata* (Elite mother tree) is being brought in. The fruit is inedible but can be used to create an inedible oil that can be used for energy. The sediments are very hard to work as it is highly unstable. The presentation highlighted a plan to create a bioenergy solution and jobs, not just a product to export. The goal is to also develop expertise in this area. These trees have 99 percent survival; 1ha of trees is equal to 0.6 full-time equivalent job.

5.1.6 DISCUSSION

Agroforestry saves farmers money and replaces the need for expensive inputs. Also, better yields are promised, and it takes only two years to see these results. Local leadership is important for getting communities organized and engaged in planting seedlings. Regarding relocating encroachers in national parks, it was recommended that they are engaged in the relocation exercise, rather than being forcibly removed. The failures that have been observed in relocation exercises by the government and DNPW are because the local people have not been engaged in the processes. For offenses relating to wildlife, there should be no differentiation between those that occur on private wildlife estates and those that occur on public wildlife estates because they are still offenses against the state. There is a need to design a model that adds value to farmers but also addresses land use impacts and threats and creates linkages to the market and growing small scale farmers' businesses. This takes a lot of time and requires a lot of

patience. Also, there is a need for innovative conservation practices and ensuring that how these practices fit in the landscape is critically considered.

5.2 DAY 2 PRESENTATIONS

5.2.1 THE SIGNIFICANCE OF DEVOLVED RIGHTS IN SUSTAINABLE NATURAL RESOURCE MANAGEMENT: A REFLECTION OF THE DECENTRALIZED FORESTS AND OTHER NATURAL RESOURCES MANAGEMENT PROGRAM - KALUBA MWANDEZI

Policies and laws are often not properly disseminated to empower local/indigenous people. There is a need to devolve these powers and rights to provide better incentives for better protection of natural resources. A project in Zambezi District provides a practical example. The east bank has very high deforestation whereas the west bank does not. The rationale for this study was to affect the policy to give the people the rights and the function to give them the ability to manage the natural resources that they have. This will create value, benefit sharing, equal opportunities, and care and protection. It is important to maintain the monitoring and evaluation aspect as well. To reiterate, local and indigenous people must always be consulted when issuing licenses or when formulating policies.

5.2.2 CAN DE FACTO GOVERNANCE INFLUENCE DEFORESTATION DRIVERS IN THE ZAMBIAN MIOMBO? - HELLEN NANSIKOMBI

Sub-Saharan Africa has some of the highest rates of deforestation in the world. The causes include agricultural expansion, population growth, infrastructure development, and socio-cultural factors. The research gap is in understanding the specifics of forest governance for successful outcomes at the implementation level; more often, the legal aspects are studied. Forest governance consists of institutions and rules. This study focused on the effects on the direct drivers of deforestation. Zambia had a deforestation rate of 0.22 between 2000 and 2009 and more recently had a rate of 0.54 percent between 2010 to 2018. Miombo is the major forest type (45 percent of land) and is important for biodiversity, carbon sequestration, and livelihoods. This study looked at eight communities each in the Copperbelt, North Western and Eastern regions. The results indicate the forest governance performance is low across all arrangements, but improved agriculture management is needed so people do not need to open new areas. To see how governance affects the proximate drivers, two models were created, one of which included governance. However, the inclusion of governance in the model did not significantly improve its predictive power and the proximate drivers were found to have a larger effect on deforestation.

5.2.3 TREES: POWER TO TRANSFORM LIVELIHOODS SUSTAINABLE - EMMANUEL CHIBESAKUNDA

Trees are crucial for many reasons and we are quickly losing them. Plant a Million Zambia has a “3E” approach: education, ecology, and economy. For agriculture, livestock, and even orange trees, we can make a case for the revenue generated by each to see where the best benefits are and how the investment looks over time. When we look at the eventual revenue of these different avenues, we see that the investment in trees really has the biggest revenue over time. Landscape assessments using technology offers a big opportunity to break cycles. A comparison of different models, including COMACO which presented yesterday, shows that the vision defines the limits.

5.2.4 DOES NATURE OF GOVERNANCE IMPROVE FOREST CONSERVATION IN ZAMBIA? - GILLIAN KABWE

In addition to the reasons for deforestation that have been mentioned, it is important to explicitly mention the relationship between deforestation and forest degradation. It is important to acknowledge that Zambia continues to make its commitments to the international community on climate change. This study followed the same specifications as Hellen Nansikombi's. Additional findings include that public participation in forest policy formulation was present in all arrangements. However, it was not given enough of a platform to make significant contributions. Gender equity was also not significantly addressed in individually owned customary forests compared to state and communal customary arrangements. The enforcement of forest governance rules was also found to be weak. Finally, there is a need for support or financial and technical institutional capacities, as well as frequent monitoring and graduated sanctions as part of the rule enforcement procedures. Stringent requirements and capacity building for participatory land use planning is also needed.

5.2.5 ECO-CHARCOAL: GREEN ENERGY CONSERVING FORESTS AND PROVIDING RURAL INCOME THROUGH VALUE-ADDITION - CHAONA PHIRI

Given that other presenters have highlighted that charcoal is a contributor to deforestation, it is an opportunity that BioCarbon Partners (BCP) works within this area to make charcoal sustainable. Charcoal is needed for heating and cooking and is a major source of income. There are many cultural aspects that keep people using charcoal versus gas or electricity to cook for example. BCP has developed a sustainable production of charcoal to ensure long term harvests. This charcoal comes from selective harvest of community forest on an 18-year rotational forest replenishment cycle and results in reduced habitat loss in the lower Zambezi ecosystem. BCP also uses efficiency kilns with lower emissions which contribute to sustained income for "charpreneurs" and the national treasury. It is imperative that organizations bringing solutions consider how these alternatives will work in communities and impact livelihoods and well-being.

5.2.6 DISCUSSION

Zambia is at a critical stage with forests and forest resources. Although there is a policy in place, there are tremendous threats that are hitting forest resources. Interventions that have been used to manage forests are no longer effective in protecting these resources as deforestation remains very high. The policy has devolved the forestry landscape and opened up space for more players like NGOs and the private sector. There is a need to enhance the role of communities in managing forests. The private sector can bring new thinking while the government can continue be in the frontlines. Sharing responsibilities in the management of forests in an integrated manner will, therefore, be key in ensuring that sustainable forest protection is achieved.

6.0 PRESENTATIONS ON INTEGRATED DEVELOPMENT PLANNING

In the discussions on IDPs, the presenters discussed their role in improving land governance and administration, the development of land, and municipal financing.

6.1 DAY I PRESENTATIONS

6.1.1 INTEGRATED DEVELOPMENT PLANNING, HOW BEST CAN LAND BE ADMINISTERED? CASE OF MAFINGA DISTRICT - LIZZY BANDA

There are several challenges facing the implementation of integrated ward development plans (IWDPs) in Mafinga District, such as community participation, resources, transport for officers and the community, cultural aspects, a lack of integration amongst government departments, local administration of traditional land, and the IWDP not influencing the socio-spatial landscape. The results of the study indicate that participation can be limited to dominating individuals. The IWDP was also seen to be a very new concept because the community organizational structures differ. The annual budget allocation was also not linked to initial issues. Communities are often grappling with high-powered language and jargon. Gender relations are also still a problem with many men clinging to patriarchal tendencies and women undermining themselves in matters pertaining to the implementation of IWDPs. Some of this stems from cultural stereotypes which relegate the role of women to subordinates. In conclusion, Mafinga Town Council needs to put in place partnerships to popularize IWDPs; address gender issues; translate the IWDP into local languages; and formulate local strategies for service delivery to address problems, such as infrastructure development and employment. Further research on IWDPs and their implementation is also needed. Recommendations include training for ward development committees at the Local Government Training Institute and community sensitization meetings. Land administration sensitizations are also needed. Land audits are also needed, and cultural aspects need to be integrated (especially language barriers). Finally, feasibility plans must also be completed adequately before the process is started to limit wasting resources and time.

6.1.2 THE ROLE OF INTEGRATED DEVELOPMENT PLANNING IN LAND GOVERNANCE AND ADMINISTRATION: LESSONS FROM ZAMBIA - DANIEL PHIRI

Development planning has focused on sectoral planning in the past. IDPs are now the principal strategic planning instrument guiding all manner of development on all types of land. It was institutionalized by the Urban and Regional Planning Act No. 3. A weak spatial planning system in Zambia or an absent IDP can result in inequitable land distribution and ownership in favor of certain people/groups; land conflicts; land market distortions; and ad hoc, uninformed, uncoordinated, piecemeal land use. Using Rufunsa (rural district 65km east of Lusaka city, bordering Lower Zambezi National Park) IDP as an example, the presentation showed that the population has increased causing pressure on forests and the environment, especially in light of high charcoal demands from Lusaka and Chongwe. Poor farming methods, overgrazing, and an increase in agricultural land use also causes land conflicts. Additionally, it is not linked to the national grid, so wood fuel is the only source of energy. It is working with BCP to promote conservation and sustainable land management practices, and ultimately to reduce emissions through environmentally friendly livelihoods like beekeeping and agroforestry. They have also invested in large-scale tree planting and nurseries and promoting local tourism and cultural heritage. By using the IDP process in Rufunsa, deliberate allocation of land to specific uses was promoted, as well as equitable land distribution, avoidance of exploitation of certain groups, increased public participation and

community consultations, effective allocation and use of scarce public resources, and attraction of additional funds to strengthen local democracy and institutional transformation.

6.1.3 EMBEDDING INTEGRITY IN URBAN LAND DEVELOPMENT DECISIONS IN ZAMBIA: FINDINGS FROM CITIES OF INTEGRITY PROJECT - GILBERT SIAME

Planners are sometimes called “the police of development.” Urban planning can be a very technical and bureaucratic processes. Good practice planning is underpinned by appropriate professional values, that is, integrity. For inclusion, sustainability, accountability and integrity there is a need to rely on planners. In this study, 24 planning authorities were polled. The findings indicate that many were asked or forced to bend rules, or experienced corruption and integrity challenges. For IDPs to be effective, planners must be able to work ethically. In terms of how likely planners are to report corruption on land and planning, over 70 percent said it was unlikely or very unlikely. Public participation and consultation were also rated as being just for show or not actually influencing plans and projects by nearly 50 percent of those surveyed (somewhat agree, agree, and strongly agree). There is however high optimism, especially in terms of sharing the burden with colleagues. A practice manual was requested by a majority of planners polled.

6.1.4 ACCELERATING RESPONSIBLE LAND GOVERNANCE FOR PRO-POOR HOUSING: THE CASE OF THE SOLID GROUND CAMPAIGN IN MAKULULU SLUM SETTLEMENT, KABWE, ZAMBIA - FARAI SHUMBA

The Solid Ground campaign was the flagship campaign for Habitat for Humanity Zambia to advocate for increased access to land for shelter. Tenure can be insecure, unequal in terms of gender, susceptible to the risks of disaster, and, in the case of slums, in need of upgrading. The presentation described 34 housing units that were upgraded in situ in Makululu. Also, green field housing was undertaken in Makululu for 66 housing units. Habitat for Humanity are also working to set up a sewer system, solar and water systems. In terms of lessons learned and conclusions, it was observed that housing should be recognized as a fundamental human right in the wake of the COVID-19 pandemic. There should also be formal partnerships and memoranda of understanding signed where communities participate at every stage of the project from design to implementation. Capacity should be increased for building local municipalities in urban development management and planning (such as in the use of GIS for example). Finally, it is commendable that National Housing Policy was launched in September 2020, but the key is implementation.

6.1.5 DISCUSSION

Communities are an important factor in development as they are repositories of local knowledge. Engaging them in development projects is critical to achieving the desired results and ensuring that projects respond to the needs of the community. In terms of corruption in the planning profession, gender does not seem to play a role in the incidences of corruption as the relationship is the same regardless of gender. Corruption incidences include the administration of land such as the registration of user rights and planning permission approval. The integration environmental and social issues in IDPs is important and there must be emphasis that these are considered in the development of IDPs. The IDP is a legal instrument that requires input from all stakeholders in a district. However, this level has not been reached yet, where stakeholders are compelled to provide input into the IDPs.

6.2 DAY 2 PRESENTATIONS

6.2.1 THE CHALLENGE IN MUNICIPALITY FINANCING IN THE FACE OF THE NATIONAL LAND TITLING PROGRAMME IN ZAMBIA - RONALD DAKA

There are a number of challenges faced by municipalities and local authorities such as the handling of the process of the implementation of the NLTP (which has variance from the National Decentralization Policy, disregards the URP Act, does not conform to the Inter-Government Fiscal Architecture, and results in land loss, and the traditional authorities will not have access to funds once land has been alienated and titles issued from the center). Municipalities and local authorities are also now recognized as responsible for local economic development. To manage this correctly, they require access to cadastral information for their jurisdiction. This generates additional challenges such as taxes, baseline and progress measurement, and development controls for the cadaster information. There are several advantages as well, such as decision making on land at every level of government. Recommendations included re-arranging the terms of reference and requiring delivery of capacity development to local authorities by all consultants, for example.

6.2.2 LAND VALUE CAPTURE: INNOVATIONS IN FINANCING NATURAL RESOURCE MANAGEMENT - MUSONDA CHIPAMPATA

Land value capture (LVC) is a policy approach that enables communities recover and reinvest land value increases that result from government actions. This study considered the opportunities for LVC in the spatial planning framework, how it can be synchronized in the dual land tenure system, and how this relates to IDPs and municipal planning? The Spatial Planning Framework of 2015 pronounces that all forms of planning shall be restricted to an IDP. It also states that the planning authority may restrict the IDPs' coverage to prescribed parts and that the local authority can enter into planning agreements with chiefs. The study looked at Nakonde's land use management and projects by Medeem Zambia (12 chiefdoms in Central and Lusaka Provinces). The takeaways are essentially that there is a gap in the land use management framework. IDPs only apply to the planning area, natural resources are in customary area, and that value needs to be captured. For recommendations, there is a need for the LVCs to be practically consistent. The URP Act also needs to be localized by way of a zoning scheme (by-law) that covers the traditional area.

6.2.3 AN INVESTIGATION OF THE CHALLENGES OF DEVELOPING UNTITLED LAND: A CASE STUDY OF CHILENJE SOUTH - MULENGA NKOLE

This study explored the reasons for developing untitled land in Chilenje South, the challenges faced during the process of obtaining land title, and the consequences of developing untitled land. The study found that there was a lack of information on land titling processes, desperation for shelter, and that many respondents were taking advantage of an inefficient enforcement system. Further, the study found that participants sought to avoid costs incurred during the legal property development process. In terms of challenges, it was found that bureaucracy, favoritism, records mismanagement, and corrupt practices were all cited by study participants. Consequences of illegally developing untitled land included demolition of structures, fining of developers, and imprisonment of developers. The study recommended public sensitization that the land development process is enhanced, decentralization is increased, improvement of records, and empowerment for enforcement of the URP Act of 2015. Further studies should replicate this research on a wider scale.

6.2.4 DISCUSSION

In the implementation of the NLTP, there is a lot of consultation with the local areas before any issuance of title. Titles must be issued within a reasonably planned system, in consultation with other stakeholders to ensure that safety nets are put in place, especially for vulnerable communities. Some gaps have been identified in the process. This means that further consultation is required. There is a further need to underscore the role of local authorities in this process. According to the URP Act, IDPs are restricted to the planning area, that is, the area granted to local authorities from traditional authorities where the local authorities have full operating powers. To integrate customary areas into IDPs, planning agreements need to be entered into with traditional leaders responsible for that area. However, the URP Act also permits the government to exercise eminent domain if it requires land in customary areas.

The Land Development Fund has not been successful because it is centralized and accessing funds is bureaucratic. Recommendations were, therefore, made for revenue collection to be shared between local authorities and chiefdoms in local areas.

Regarding developments on untitled land, the discussion revealed that this is undertaken due to a lack of information. To address this, sensitization programs on development processes should be carried out through community talks and television and radio programs to inform communities on the appropriate steps to be taken to bring sanity in land developments.

7.0 SUMMARY AND CLOSING

In closing the symposium and summarizing the four weeks of presentations and discussions, the ILRG Chief of Party, Matt Sommerville, thanked USAID for hosting the event for the fifth year. He also thanked the speakers and all participants for their engagement. One of the key outcomes from the event is the need to continue this type of discussion. He thanked the various government leaders who joined the meeting and expressed openness to confronting and discussing the areas of tension that were revealed in the deliberations. He highlighted the progress made on many fronts, particularly the NLTP that was initiated six years prior. He stressed the need for a more comprehensive land audit that would provide accurate data on how much land is under customary tenure and how much is statutory. The presentations from Chinsali, Nakonde, Mumbwa, Mongu, and Chilenje have continued to show that the experiences happening across Zambia are similar. That is, experiences by local planners trying to work in areas with limited resources at the border of customary and state land, academics working to bring together the case studies, and implementers who are stumbling and achieving results, and learning at the same time. These experiences have deepened the argument about why the ILRG program exists and collaborates with different partners. Also, these partners recognize the need for deeper collaborations between ministries, departments, chiefs, communities and NGOs. However, there are still gaps and overlaps between ministries, communities, leaders, government, and customary and state institutions. Further, the discretion left to some decision-makers leads to uncertainty, including for individual smallholder farmers, investors, chiefs, or individual planners within local government.

The USAID ILRG program is working to address these issues in partnership with other stakeholders. This includes supporting consultation around the national land policy, which is in its final stages of approval. This extends to implementation and collaboration with the MLNR to deepen gender integration. Further, ILRG works with the House of Chiefs on gender and chiefdom governance to support dialogue among chiefs and leaders on governance. Finally, ILRG continues supporting customary land documentation and administration with some chiefs, and with local area planning in collaboration with chiefs, communities, and local authorities.

Moving forward, there is a need to simplify and communicate the positive results, to be transparent, to raise the challenges being faced, and to bring people together to try and resolve these challenges. There is no one strategy that will resolve these issues but a toolbox of solutions that need to be shared with one another. The symposium highlighted some of the tools to put in the toolbox.

ANNEX I: AGENDA

AGENDA

6 – 9, 14 – 15, 21 – 22, and 28 – 29 October 2020

13:00 – 15:00 Hours CAT

National Perspectives on Integrated Land Management

6 October (Tuesday): Opening Session:

- USAID (Shawna Hirsch)
- Ministry of Lands and Natural Resources (Linda Siwale)
- Ministry of Local Government (Ngoza Munthali)
- House of Chiefs (HRH Chief Kaputa)
- Department of National Parks and Wildlife (Chuma Simukonda)
- Forestry Department (Ignatius Makumba)

Governance on State and Customary Land

7 October (Wednesday)

- Multilevel Governance of Large-Scale Land Acquisitions: A Case Study of The Institutional Politics of Scale of The Farm Block Program (Andrew Chilombo)
- Assessing the Impacts of Large-Scale Agricultural Investments: Quantitative and Qualitative Insights from a Baseline Study in Zambia (Chewe Nkonde)
- The Impact of Extractive Industries on Customary Land in Zambia – A Case of Land Administration and Development Planning (Nsama Musonda Kearns)
- Adjudication of Land Disputes in Zambia: The more the merrier or too many cooks spoiling the broth? (Lungisani Zulu and Deborah Bwalya)

8 October (Thursday)

- The Traditional Land Administration and Development Planning: The Case of the Alui (Lozi) Of Western Province, Zambia (Kusiyo Mbikusita-Lewanika)
- Power Relations in Urban Land Use in a Centralised Traditional Society of Mongu Town, Zambia (Barnabas Simwakale)
- Assessing Institutional Capacities and Drivers of Corruption in Land Administration in Zambia: Towards a Corruption-Free Land Administration System (Ronald Daka)
- Women's Land Rights as Economic Empowerment: Zambia (Rose Makano)

Land Documentation on State and Customary Land

14 October (Wednesday): State Land

- Assessment of Title Uptake in the Systematic Land Titling Programme (Emmanuel Tembo)
- Land Titling and Documentation Program (Zelita Chunga)

- Applying simplified planning to facilitate title issuance in Lusaka (Muchimba Muvombo)
- Digitization of cadastral maps as part of the cadastral index in Zambia (Kelvin Chibangula)
- Pilot Project: Using Technology for Enumeration of State Land in Lusaka, Lessons Learnt and Challenges (Didier Sagashya)

15 October (Thursday): Customary Land

- Tenure security indicators in a fishing community: Evidence from a baseline study in the Kafue flat plains, Zambia (Christopher Mulenga)
- Fit for Purpose Land Administration in Zambia: Enhancing Land Rights across the Continuum (David Katungula)
- Innovative Approaches for Land Tenure Documentation - Lessons from Zambia (Royal Mabakeng)
- Traditional Land Holding Certificates: A Critical Evaluation (Ephraim Munshifwa)

Integrated Natural Resource Management

21 October (Wednesday)

- Economic Leakage of Tourism Impacts from Local Areas Around National Parks: Cases of Kafue and South Luangwa National Parks (Grant Simuchimba)
- Wildlife Management in Zambia: Policy and Legal Interventions for Sustainable Development (Misozi Ngulube)
- Human Migration and Settlement Trends in Protected Areas: A Case Study of Mumbwa Game Management Area (Dina Mambwe)
- A market-driven model for linking rural landscape management to protected areas: lessons for Zambia (Dale Lewis)
- Designing Contextual, Efficient and Resilient Land Regeneration Systems for Mine Closure Under Conditions of Extreme Uncertainty and Resource Constraints (Benjamin Warr)

22 October (Thursday)

- The Significance of Devolved Rights in Sustainable Natural Resource Management: A Reflection of the Decentralized Forests and Other Natural Resources Management Program (Kaluba Mwandezi)
- Can de facto governance influence deforestation drivers in the Zambian Miombo? (Hellen Nansikombi)
- Trees: Power to Transform Livelihoods Sustainable (Emmanuel Chibesakunda)
- Does Nature of Governance Improve Forest Conservation in Zambia? (Gillian Kabwe)
- Eco-Charcoal: Green Energy Conserving Forests and Providing Rural Income through Value-Addition (Chaona Phiri)

Integrated Development Planning

28 October (Wednesday)

- Integrated Development Planning, How Best Can Land Be Administered? Case of Mafinga District (Lizzy Banda)
- The Role of Integrated Development Planning in Land Governance and Administration: Lessons from Zambia (Daniel Phiri)

- Embedding Integrity in Urban Land Development Decisions in Zambia: Findings from Cities of Integrity Project (Gilbert Siame)
- Accelerating Responsible Land Governance for Pro-Poor Housing: The Case of The Solid Ground Campaign in Makululu Slum Settlement, Kabwe, Zambia (Farai Shumba)

29 October (Thursday)

- The Challenge in Municipality Financing in the Face of the National Land Titling Programme in Zambia (Ronald Daka)
- Land Value Capture: Innovations in Financing Natural Resource Management (Musonda Chipampata)
- An Investigation of The Challenges of Developing Untitled Land: A Case Study of Chilenje South (Mulenga Nkole)

ANNEX 2: PRESENTER BIOGRAPHIES

PRESENTER	PRESENTATION	BIOGRAPHY
Shawna Hirsh	Opening Session	Shawna Hirsh is the Deputy Director, Office of Economic Development and Environment at USAID/Zambia. She has over 18 years of experience leading teams and managing complex USG interagency priorities including combating wildlife trafficking (CWT), protecting biodiversity, addressing global climate change and building community and household resilience.
Linda Siwale	Opening Session	Linda Siwale is the Acting Director of Planning and Information at the Ministry of Lands. She leads the coordination of all development activities in the Ministry, including programmes and budgeting activities. She is also in charge of parliamentary business, policy and planning, project management, and monitoring and evaluation. She holds a BA Development Studies with Economics and an MSc in Project Management.
Ngoza Munthali	Opening Session	Ngoza Munthali is the Director of Planning and Information at the Ministry of Local Government. She coordinates planning and policy development in the Ministry and is also in charge of coordinating projects with cooperating partners.
His Royal Highness Chief Kaputa	Opening Session	His Royal Highness Chief Kaputa has been the Chief of the Kabwa people of Northern Province for 15 years and is the current Chairperson of the House of Chiefs. He is a mining engineer (BSc. and MSc. Mining Engineering), with over 30 years' experience in the private sector and the Zambian government.
Chuma Simukonda	Opening Session	Dr. Chuma Simukonda is the Acting Director for the Department of National Parks and Wildlife. He has more than 27 years of experience in natural resource management, particularly in the wildlife sector. He has held many portfolios in the path of his career that have given him the chance to work with communities, the private sector, and civil society. His long years of experience have been in wildlife research.
Ignatius Makumba	Opening Session	Ignatius Makumba is the Director of Forestry in the Ministry of Lands. He has served at various levels in government since 1991, working in the Forestry Department, at Zambia Forestry, as an Instructor, and in the Environment and Natural Resources Management Department in charge of policy formulation in environment and natural resources. He has also worked with various cooperating partners in the implementation of environment and natural resources projects.
GOVERNANCE ON STATE AND CUSTOMARY LAND		
Andrew Chilombo	Multilevel Governance of Large-Scale Land Acquisitions: A Case Study of The Institutional Politics of Scale of The Farm Block Program	Andrew Chilombo did an interdisciplinary PhD in the School of GeoSciences at the University of Edinburgh, UK (2016 - 2019). Before his PhD, he worked for the Global Environment Facility at the WBG in Washington DC, USA. He is currently consulting with UNEP on environment and NRM projects, West Africa.

Chewe Nkonde	Assessing the Impacts of Large-Scale Agricultural Investments: Quantitative and Qualitative Insights from a Baseline Study in Zambia	Dr Chewe Nkonde is a lecturer at the University of Zambia. Prior to joining the University in 2008, he worked for the private sector and NGOs in areas such as farmer capacity building, marketing and trade facilitation and project management. At the university, he is involved in teaching, research and community service. He currently teaches undergraduate courses in Intermediate Microeconomics, Intermediate Macroeconomics, Agricultural Marketing & Pricing, and International Agricultural Markets, Trade & Development and master's level courses in International trade, Agricultural Policy Analysis, and Biostatistics & Research Methods.
Nsama Musonda Kearns	The Impact of Extractive Industries on Customary Land in Zambia – A Case of Land Administration and Development Planning	Nsama Musonda Kearns is an environmental conservationist and community activist working in Luapula Province of Zambia. Over the past 10 years she has been advocating for local people's rights to access and utilize fundamental natural resources, whilst at the same time promoting conservation. She is currently studying Social Development at Cavendish University.
Lungisani Zulu	Adjudication of Land Disputes in Zambia: The more the merrier or too many cooks spoiling the broth?	Lungisani Zulu is the Vice President of the Law Association of Zambia and serves as a part time Judge on the Lands Tribunal. He is a legal practitioner with over 11 years' experience. He holds a Master of Laws Degree from Cornell University, New York and a Bachelor of Laws Degree from the University of Zambia.
Kusiyo Mbikusita-Lewanika	The Traditional Land Administration and Development Planning: The Case of the Alui (Lozi) Of Western Province, Zambia	Kusiyo worked for the Eastern and Southern African Management Institute (ESAMI) for over ten years where he rose from the post of Consultant to Senior Principal Consultant. At ESAMI he headed the Management Sciences Division and the Information Technology Centre for ten years. He also worked as the Director of the Diocese of Mongu Development Centre, and as a Systems Manager at Zambia Railways Corporation and Computer Operations and Systems Support Superintendent at Zambia Airways Corporation. He holds a Master of Science in Computer Science, Jackson State University; and a Bachelor of Science in Computer Science, Jackson University.
Barnabas Simwakale	Power Relations in Urban Land Use in a Centralised Traditional Society of Mongu Town, Zambia	Barnabas Simwakale is a practicing Town Planner and a member of the Zambia Institute of Planners. His Research areas of interest include land tenure, urban development, and urban planning practice and policy.
Ronald Daka	Assessing Institutional Capacities and Drivers of Corruption in Land Administration in Zambia: Towards a Corruption-Free Land Administration System	Ronald Martin Daka is the Director of the Local Government Investment Support Programme (LOGIP) at Lloyds Financials Limited. He is the former Town Clerk for Chipata, Solwezi, Kabwe & Mbala. He is also the former President of Society of Local Authorities Chief Executives (SOLACE) and Chairman of the Valuation Surveyors Registration Board. Mr Daka has Successfully established Land Management Systems in four municipalities.
Rose Fumpa-Makano	Women's Land Rights as Economic Empowerment: Zambia	Dr Rose Fumpa-Makano is a Public Policy Specialist with a passion for socially inclusive development. She is an ardent advocate for gender equality and pro-poor strategies and policies. Dr Fumpa holds a PhD Political Science, MA Public Policy Administration from the University of Missouri-St. Louis, USA; and a BSc. in Agroforestry from University of Wales in UK. She currently works at the Copperbelt University Lusaka Campus as a Program Coordinator, under the Dag Hammarskjöld Institute for Peace and

		Conflict Studies. Prior to this she taught at the University of Missouri-St. Louis. She brings to the table over 20 years of experience working on national and international policies that deal with natural resources and environmental management
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LAND DOCUMENTATION ON STATE AND CUSTOMARY LAND

Emmanuel Tembo	Assessment of Title Uptake in the Systematic Land Titling Programme	Emmanuel is a Geomatics Engineer and works as the National Land Titling Programme Manager. He has over 30 years of experience in the land sector. He has worked as a Land Surveyor with Lusaka City Council, a lecturer in areas of Engineering Surveys, GIS and Remote Sensing and as a consultant in areas of land governance and administration.
Zelita Chunga	Land Titling and Documentation Program	Zelita Phiri Chunga is an Urban Planner. She has a Bachelor of Science Degree in Urban and Regional Planning and is currently based in Chinsali. She works with the Local Authority as a Town Planner. She has co-published a paper on constraining factors in realizing strategic plan objectives by local authorities in Zambia. Zelita is passionate about her profession. Her passion for the welfare of people has seen her work hard to ensure that service delivery is met in her field.
Muchimba Muvombo	Applying simplified planning to facilitate title issuance in Lusaka	Muchimba is the Director of City Planning at the Lusaka City Council. She holds a Master's degree in Spatial Planning from the University of Zambia and has 10 years of experience in Urban and Regional Planning.
Kelvin Chibangula	Digitization of cadastral maps as part of the cadastral index in Zambia	Kelvin Chibangula is an Assistant Surveyor General responsible for cadastral services in Zambia. He is a member of the Survey Control Board, which is responsible for registration of practicing Land Surveyors. He trained from the University of Zambia and is passionate about work related to cadastral services and land registration.
Didier Sagashya	Pilot Project: Using Technology for Enumeration of State Land in Lusaka, Lessons Learnt and Challenges	Didier G. Sagashya is the Country Manager for Medici Land Governance in Zambia. Prior to that, he was a consultant with World Bank Group and worked in Rwanda as public servant in various capacities for 14 years. He served as Head of Lands and Mapping Department in Rwanda where he led the systematic land registration of all land parcels, the creation of modern cadastral system and Land Administration Information System.
Christopher Mulenga	Tenure security indicators in a fishing community: Evidence from a baseline study in the Kafue flat plains, Zambia	Christopher Mulenga has worked on various land use planning projects with Chipata District Land Alliance and Petauke District Land Alliance in Eastern Province of Zambia. From 2015 to 2017, he worked on a USAID funded Tenure and Global Climate Change Project with Tetrattech in partnership with Chipata District Land Alliance which involved the documentation of customary land rights in four chiefdoms of Maguya, Mkanda, Mnu kwa and Mshawa. He is currently offering part time lectures in Valuation and Real Estate Development at University of Lusaka.
David Katungula	Fit for Purpose Land Administration in Zambia: Enhancing Land Rights across the Continuum	David Katungula is a Program Officer on Land and Tenure Security at People's Process on Housing and Poverty in Zambia (PPHPZ). He has worked in the land sector for 8 years dealing with policy and governance issues in both urban and rural settings. He has authored a paper on Innovative Customary Land Governance in Zambia in a special issue of the Africa Journal for Land Policy & Geospatial

		Sciences. He holds a BA in Development Studies and a Diploma Geographic Information Systems.
Royal Mabakeng	Innovative Approaches for Land Tenure Documentation - Lessons from Zambia	Royal Mabakeng is a Junior lecturer for Land Administration at Namibia University of Science and Technology, in the Land and Property Science Department. Her research interests are in understanding the role of participatory enumerations in securing tenure for households in informal settlements and how crowd sourced data is used in supporting data-based decision making in planning for upgrading of informal settlements. She has worked with the Shack Dwellers Federation of Namibia, as part of the Technical Support for Namibia Housing Action Group for over four years on the Community Land Information Program. Royal completed her undergraduate studies at the Namibian University of Science and Technology and has an MSc in GeoInformation Science for Earth Observation, specializing in Land Administration from University of Twente.
Ephraim Munshifwa	Traditional Land Holding Certificates: A Critical Evaluation	Ephraim Kabunda Munshifwa is an Associate Professor in Real Estate and Dean of the School of the Built Environment at the Copperbelt University in Zambia. His research focus is on the application of institutional economics to land and real estate; particularly to land and property rights, formal and informal real estate markets and land policy and governance. He has published in a number of renowned journals, including Land Use Policy, Habitat International, and Urban Forum.

INTEGRATED NATURAL RESOURCE MANAGEMENT

Grant Simuchimba	Economic Leakage of Tourism Impacts from Local Areas Around National Parks: Cases of Kafue and South Luangwa National Parks	Grant Simuchimba is a lecturer at the Copperbelt University in the Department of Zoology and Aquatic Studies. His research is focused on the economic impacts of protected areas on local communities and the economic leakage of tourism revenue from local areas. He is also interested in the linkages between the geographical settlements, natural resource incomes, socio-economic benefits and costs realised by the locals living around protected areas.
Misozi Ngulube	Wildlife Management in Zambia: Policy and Legal Interventions for Sustainable Development	Misozi Ngulube is an Advocate of the High Court of Zambia. She possesses in excess of eight years' experience from both the private and public sectors in prominent legal positions and participated in a World Bank project on the review of the Zambezi River Authority Act which governs the management of one of the largest rivers in Zambia. She worked at the Zambia Wildlife Authority (ZAWA) as a Legal Officer and Legal Counsel/Board Secretary. When ZAWA transformed into the Department of National Parks (DNPW), Misozi served as the Assistant Director Legal Affairs being the head of the legal section of the institution. In January 2020, she was transferred to the Cabinet Office, Management Development Division under the Decentralisation Secretariat as Assistant Director for Legal and Regulatory Reforms where she coordinates decentralisation reforms.
Dina Mambwe	Human Migration and Settlement Trends in Protected Areas: A Case Study of Mumbwa Game Management Area	Dina is a lecturer in the School of Natural Resources at the Copperbelt University. Her background is in agronomy but is currently pursuing a Ph.D. in Public and development management studies. She is interested in land use in protected areas, which is marred with competing uses.

Dale Lewis	A market-driven model for linking rural landscape management to protected areas: lessons for Zambia	Dale Lewis is the CEO of Community Markets for Conservation (COMACO). He has over 35 years of professional experience as a conservation scientist, with his early work focused on elephant conservation in Zambia. During this time, he incorporated such fields as natural resource management, community development, applied agricultural sciences, agribusiness, food processing, and business leadership into the development of COMACO. COMACO pioneers market-based solutions to conservation and rural poverty. COMACO also produces over 12 food products under the brand It's Wild! with annual sales of \$4 million, all sourced from small-scales farmers with added incentives to protect soils, wildlife and trees.
Benjamin Warr	Designing Contextual, Efficient and Resilient Land Regeneration Systems for Mine Closure Under Conditions of Extreme Uncertainty and Resource Constraints	Benjamin Warr is a social innovator and ecological economist, soil scientist and expert in land regeneration. His work focuses on the biophysical dimensions of economic activity to inform the development of sustainable business, society and environment. He is co-author of "The Economic Growth Engine: How energy and work drive material prosperity", with Professor Robert Ayres, he is Visiting Faculty at the University of Stellenbosch Founder and CEO of BetterWorld Energy Ltd.
Kaluba Mwandezi	The Significance of Devolved Rights in Sustainable Natural Resource Management: A Reflection of the Decentralized Forests and Other Natural Resources Management Program	Kaluba Mwandezi is a Senior Partner at Sarcos Urban Developers, a planning firm. He has worked as District Planning Officer at Kalumbila Town Council and Kasempa Town Council where he was involved in the implementation of District Development Plans and programmes. He also worked as a Town Planner at Kasempa Town Council and a Project Manager at the Decentralised Forests and other Natural Resources programme (DFNRMP) in Kasempa.
Hellen Nansikombi	Can de facto governance influence deforestation drivers in the Zambian Miombo?	Hellen Nansikombi is a research scientist with the Thünen Institute of International Forestry and Forest Economics in Hamburg, Germany. Hellen is also pursuing a PhD in Forest Sciences at TU Munich in Germany. Her research focuses on forest governance and its effects on land use change in the tropics including Zambia.
Emmanuel Chibesakunda	Trees: Power to Transform Livelihoods Sustainable	Mr. Chibesakunda is a German/Zambian who has a career spanning 20 years as a strategic advisor covering process, product and people. Today he is serving as CEO of PlantAMillion Zambia, developing African solutions for African challenges after completing his sports career as a member of the German Olympic team.
Gillian Kabwe	Does Nature of Governance Improve Forest Conservation in Zambia?	Gillian is trained in forestry and agroforestry; over 25 years work experience; currently Senior Lecturer at the Copperbelt University; has worked for Zambia Forestry College and the World Agroforestry Centre (ICRAF); has undertaken collaborative, externally funded research with and for Thunen Institute, ACIAR, FAO, UNDP, GRZ, ICRAF, University of North Carolina and CIFOR; reviewed and published peer reviewed journal articles.
Chaona Phiri	Eco-Charcoal: Green Energy Conserving Forests and Providing Rural Income through Value-Addition	Chaona started her career in conservation 12 years ago; she is currently working as Program Manager at BCP (BioCarbon Partners) and finalizing her PhD. Chaona is a dedicated ornithologist, conservationist and team leader with an overall goal to influence the sustainable use of ecosystems and the services they provide.

INTEGRATED DEVELOPMENT PLANNING

Lizzy Banda	Integrated Development Planning, How Best Can Land Be Administered? Case of Mafinga District	Lizzy Banda is a seasoned Spatial Planner. She holds a MSc in Spatial Planning and a BSc in Natural Resources Management both obtained from the University of Zambia. Her research interests are in sustainable development Planning, Health and spatial Planning, Solid Waste Management, Local Economic Development, Land Administration, and GIS Applications in Planning.
Daniel Phiri	The Role of Integrated Development Planning in Land Governance and Administration: Lessons from Zambia	Daniel Phiri is an Urban Planner and Development Practitioner with over 20 years' work experience in advisory, consultancy, technical assistance delivery, training and capacity building. His clients have included GRZ (MLGH), Local Authorities, UN Habitat, World Bank, European Commission, Sida, JICA and GIZ and NGOs like IUCN and Zambia Land Alliance (ZLA), among others. Daniel specialises in urban development advisory services, spatial planning, and housing, infrastructure and development project management. He has assisted Local Authorities prepare Strategic Urban Development Plans and IDPs and has interest in the linkages between spatial planning and land governance and administration. Daniel is a Past President, Honorary Secretary and Fellow of the Zambia Institute of Planners (ZIP), a member of the MLG Technical Committee for the Preparation of the National Urbanisation Policy (NUP), former Habitat for Humanity Zambia Board member and Associate Researcher with the Centre for Affordable Housing Finance (CAHF, South Africa), Housing Finance Information Network (HOFINET, USA) and Affordable Housing Institute (AHI, USA). He holds the MSc (Environmental Systems Analysis/Urban Planning and GIS), BSc (Urban and Regional Planning), Diploma in Education (Geography and Mathematics), Professional Certificates in Urban Infrastructure Planning and Management (HSMI, India) and Housing Finance (GSB-UCT), Conflict Transformation (InWent) and several CPDs. He is a Certified Development Project Management Practitioner.
Gilbert Siame	Embedding Integrity in Urban Land Development Decisions in Zambia: Findings from Cities of Integrity Project	Dr Gilbert Siame is a lecturer and researcher in the <u>Department of Geography and Environmental Studies</u> at the University of Zambia (UNZA). He holds both a masters and PhD in city and regional planning from the University of Cape Town in South Africa. Dr Siame co-founded and directs the <u>Centre for Urban Research and Planning</u> at UNZA where he also convenes the MSc in Spatial Planning. Dr Siame is a visiting lecturer at the Centre for Urbanism and Built Environment Studies (CUBES) at the University of the Witwatersrand (South Africa). He is a member of the Board of Directors of <u>Educational Partnerships for Innovation in Communities – Network (EPIC-N)</u> . Dr Siame investigates the complex state-society relations in co-production engagements in the cities of the global South. He has published widely on various aspects of urban co-production, urban informality, urban integrity, and climate and cities. Dr Siame has been a PI and Co-PI on various international research projects and a lead consultant and advisor on various urban projects in Africa.
Farai Shumba	Accelerating Responsible Land Governance for Pro-Poor Housing: The Case of The Solid	Farai is an urban planner by profession and has been working in the NGO sector for the past 8 years, with a bias towards participatory slum upgrading programs that involve low cost housing, sustainable low-tech water and sanitation solutions, land access and security of tenure for the urban poor residing in informal settlements. He is

	Ground Campaign in Makululu Slum Settlement, Kabwe, Zambia	currently engaged as a Policy and Advocacy Specialist with Habitat for Humanity Zambia. Some of the salient highlights of his career have been (i) coordination of the successful implementation of the Social Tenure Domain Model (STDM) in Chamuka Chiefdom with support from UN Habitat Global Tools Network, an all-time first in Zambia; (ii) coordination of refugee housing units using soil stabilized interlocking blocks with support from UN Habitat; (iii) coordination of the first ever Lusaka City Wide Slum Prevention and Upgrading Strategy with support from UN Habitat; (iv) coordination of the construction of 891 household waterborne toilets with support from Millennium Challenge Cooperation; and (v) coordination of the Stanbic Zambia Buy a Brick Campaign (construction of low cost housing for the urban poor) that was officially launched by the Republican President, H.E. Edgar Chagwa Lungu. Farai holds a bachelor's degree in Urban and Regional Planning from the Copperbelt University where he graduated top of his class, and is currently pursuing a Master of Business Administration in Management Strategy with the University of Zambia.
Ronald Daka	The Challenge in Municipality Financing in the Face of the National Land Titling Programme in Zambia	Ronald Martin Daka is the Director of the Local Government Investmebt Support Programme (LOGIP) at Lloyds Financials Limited. He is the former Town Clerk for Chipata, Solwezi, Kabwe & Mbala. He is also the former President of Society of Local Authorities Chief Executives (SOLACE) and Chairman of the Valuation Surveyors Registration Board. Mr Daka has Successfully established Land Management Systems in four municipalities.
Musonda Chipampata	Land Value Capture: Innovations in Financing Natural Resource Management	Chipampata Musonda is an Urban Planner with over 7 years in practice in local government and academic research. He is the Head of Program and the Urban Planning Expert at Urban Innovations and is also an Associate Researcher at the Center for Urban Research and Planning (CURP)
Mulenga Nkole	An Investigation of The Challenges of Developing Untitled Land: A Case Study of Chilenje South	My name is Mulenga Nkole. I graduated from the University of Lusaka in 2019 with a bachelor's degree in Real Estate Management and I am currently an intern at the Government Valuation Department. I would like to help formulate concrete solutions in alleviating poverty through indiscriminate and secure land ownership

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