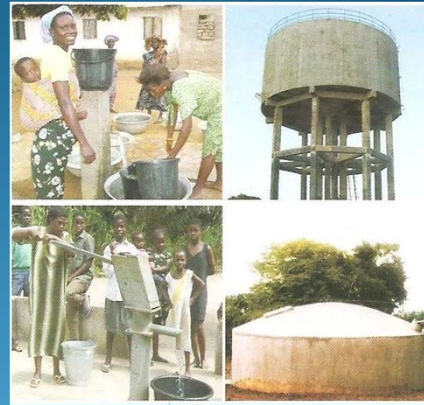
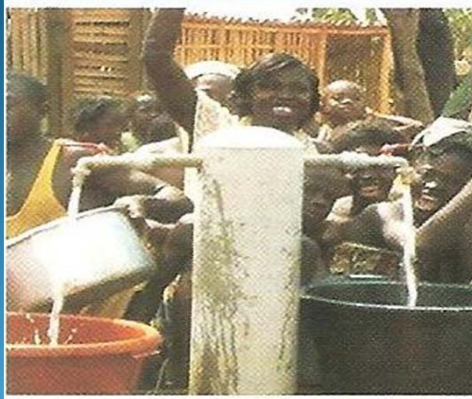


Land for Peri-urban Infrastructure



E O Akrofi and
J Whittal



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Introduction

- Access to land essential for basic urban infrastructure
- Clean water and sanitation
 - Fundamental human rights
 - Crucial in achieving MDG
- Partnerships
 - Local government/Relevant government agencies
 - Traditional authority
 - Beneficial community

Land rights in Ghana and the nature of customary tenure

The necessity of land for infrastructure in peri-urban areas

Appeadu case study



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2

Customary Tenure

- Land under customary tenure:
 - Belongs to the community
 - No written records/survey plans/registration
 - No boundaries or ill-defined boundaries
 - Security of tenure depends on:
 - Publicity during transfer
 - Occupancy
 - Oral tradition
 - Security of tenure in peri-urban areas is problematic

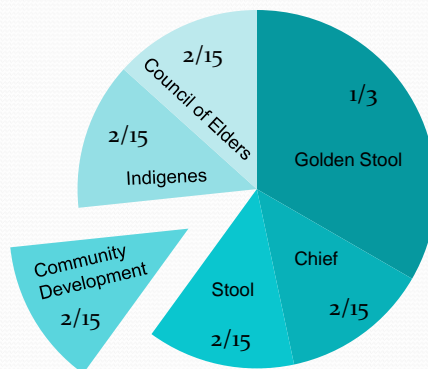


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3

Disbursement of urban land in case study area



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4

Peri-urban areas

- Peri-urban areas are outside formal urban boundaries and jurisdictions
- Some characteristics:
 - Rapidly changing land use
 - Increasing land value and land conflicts
 - Land tenure insecurity
 - Planning and building guidelines and regulations not enforced
 - Basic infrastructure unavailable or inadequate.
 - Earn less income but pay more for services
 - Institutional vacuum



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5

Great disparity in peri-urban areas



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6

Land for Infrastructure

- Approved layouts
 - Functional customary systems
- Group allocation
 - Group application for a block of land
 - Design layout and assign parcels for water and sanitation infrastructure
- Purchase of land by community
- Gift: individual or family donation
 - Transfer of land to community
- Community land provided by allodial owners



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7

Infrastructure provision in Ghana

- The Local Government Act of 1993, mandate District Assemblies (DA) among other things to:
 - Plan/ develop /improve and manage human settlement
 - Grant permits for all physical development
 - **Provide infrastructure and services**
 - Enforce development plans



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8

Community water and sanitation Agency (CWSA)

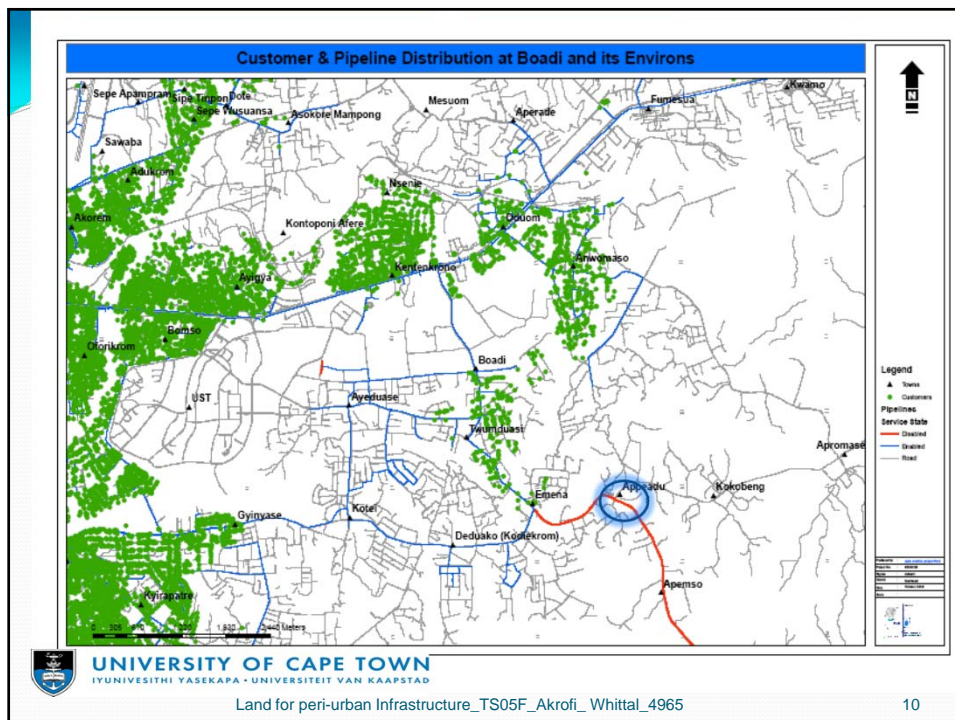
- Mandated to provide technical support to District Assemblies (DA) to promote:
 - Safe water supply and sanitation services
- CWSA selection criteria:
 - Availability of land and transfer of ownership of the land to the community
 - Absence of conflicts: land, chieftaincy and ethnic
- Community driven process:
 - Communities apply through their DAs
 - Investment cost: Community -(5%), DA -(5%), External-(90%),
 - Operation and maintenance of facility



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9



Appeadu Water supply

- Initial Problems
 - Stream water supply only
 - Guinea worm infection
- Initial Solution and Failure to Deliver
 - Partnership-chief/community/GWCL.
 - Municipal supply and management
 - Irregular supply –breakdown of equipment
 - Re-appearance of guinea worm infestation



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11

Appeadu Water supply

- New approach
 - Chief , Community, GWCL Partnership
 - Mechanized bore hole
 - Managed locally
 - Constant flow of water
 - Individuals connect to their homes
- Bore hole area declared sacred forest reserve(myth?)
 - No farming activity/ fetching of firewood whatsoever
 - Taboo to visit the forest on Tuesdays



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12

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Benefits

- Eradication of guinea worm
- Regular water supply
- Increased land values

Lessons learnt

- Self help – motivated by common need
- Able leadership crucial
- Partnership
- Local knowledge - investigate and use



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13

Conclusions

- Land is crucial for the development of urban infrastructure
- Land for community infrastructure should be appropriately transferred to community and documented
- Partnerships would ensure sustainable urban infrastructure
- Community initiatives works best with a shared vision
- Local knowledge may enhance sustainability of natural resource, investigate before discarding



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14

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Appeadu Community Initiative



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15