Large-scale land based investments in Africa and the Nairobi Action Plan

Ward ANSEEUW
Nairobi Action Plan

- LPI - Development Framework for the formulation, implementation and monitoring of land policy in Africa - Guidelines on Land Policy in Africa (F&G)
- AU Declaration on Land Issues and Challenges in Africa - use it in support of national and regional land policy processes
- LPI conducted preliminary work and helped to raise awareness on issues surrounding LSLBI through targeted policy dialogues
- Culminated in a High Level land policy Forum held in October, 2011 in Nairobi, Kenya - Nairobi Action Plan on LSLBI in Africa
Nairobi Action Plan

- **Assessments of land-based large-scale investments**, including gender differentiated and poverty impacts
- **Capacity support to governments**, traditional leaders, civil society organizations and communities to facilitate fair and transparent negotiations that lead to equitable land related investments
- **Establishment of a monitoring and reporting mechanism** for tracking large-scale land based investments
- **Development of principles** for sound and sustainable investments in land
- **Development and implementation of land policies and land use plans** that facilitate equitable access and secure land rights for communities - including women- and investors, both local and foreign
**Nairobi Action Plan**

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Assessment of LSLBI

• LSLBI – stock taking/desktop study
  – Secondary data

• Structure - 2 axis
  – Quantitative assessment (Land Matrix et al.)
  – Qualitative review – Open structure emphasizing regional specificities

• Implementation
  – 5 regional consultants
  – Synthesis report/principles/statement
  – Oct 2012-May 2013
## LSLBI in Africa

<table>
<thead>
<tr>
<th>Description</th>
<th># deals</th>
<th>Area (mio ha)</th>
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</thead>
<tbody>
<tr>
<td>Expression of interest</td>
<td>20</td>
<td>1,26</td>
</tr>
<tr>
<td>Under negotiation</td>
<td>95</td>
<td>4,27</td>
</tr>
<tr>
<td>Negotiations failed</td>
<td>39</td>
<td>5,00</td>
</tr>
<tr>
<td>Oral agreement (implementation status unknown)</td>
<td>20</td>
<td>1,37</td>
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<tr>
<td>Contract signed (implementation status unknown)</td>
<td>111</td>
<td>8,54</td>
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<tr>
<td>- Project not started</td>
<td>28</td>
<td>3,57</td>
</tr>
<tr>
<td>- Start-up phase (no production)</td>
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<td>2,19</td>
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<tr>
<td>- In operation (production)</td>
<td>208</td>
<td>7,91</td>
</tr>
<tr>
<td>- Project abandoned</td>
<td>25</td>
<td>1,98</td>
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<tr>
<td>Contract cancelled</td>
<td>5</td>
<td>0,07</td>
</tr>
<tr>
<td>Status unknown</td>
<td>113</td>
<td>5,26</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>717</td>
<td>41,41</td>
</tr>
</tbody>
</table>

Source: Land Matrix, 2013
LSLBI in Africa – Effective production

- 19% of deals are under production
- Very little effective production

Effective production: 460,212ha

Source: Land Matrix, 2013
- Most focus on East Africa, but not most investments
- Many not-ongoing deals in Southern Africa
- High level of implementation in Central Africa

Source: Land Matrix, 2013
Origin of investments

Source: Land Matrix, 2011
Overview of elements

• Impacts
  – Often negative – selection bias/time bias
  – Longer term term studies (changes in value-chains, local economies, ...)
  – LSLBI – different models/Different consequences
  – Clear - Large-scale investments which include land transfer are not resulting in broad based transformation, rather have negative impacts
  – Agrarian change?

• Little materialisation
  – Little effective productive investment
  – High failures – 76% in specific Provinces in Mozambique

• New investor strategies
  – Far-reaching integration – huge corporate entities
  – Emerging and developed countries
  – Non-land based investments (financial tools)
Overview of elements

• Renewed initiatives
  – Renewed bilateral trade agreements
  – Inclusive business models/programmes
  – Transparency initiatives

• Path dependency
  – Continuation of previous policies (lack of SHF focus)
  – Very little questioning re agrarian reform/agricultural policies/labour
  – Acceptance of the LSLBI model
Concluding thoughts...

• Value-addition of LPI-LSLBI initiative
  – Action-Research coordination
  – Feeding the policy debate
  Reflection on how to take it further, to develop capacity support to governments, etc.

• Establishment of a monitoring and reporting mechanism
  – African portal of the Land Matrix (Contribute to data, monitoring engagements re land governance)
Thank you

Dr Ward ANSEEUW
CIRAD / University of Pretoria
Ward.Anseeuw@up.ac.za