



**EUROPEAN UNION**

# **REPORT**

**On**

## **CAPACITY STRENGTHENING WORKSHOP ON FISH LANDING SITE MAPPING AND SECURING**



**NOVEMBER 2020**



**Food and Agriculture  
Organization of the  
United Nations**



**Friends of the Nation**

## List of Acronyms

CZ	Coastal Zone
EU	European Union
FAO	Food and Agriculture Organization of the United Nations.
FBB	Far Ban Bo
FMP	Fisheries Management Plan
FoN	Friends of the Nation.
GSGDA	Ghana Shared Growth Development Agenda
IUU	Illegal Unreported and unregulated fishing
KeMA	Keta Municipal Assembly
LoA	Letter of Agreement
LSAs	Land Sector Agencies
LUSPA	Land Use and Spatial Planning Authority
MMDAs	Metro, Municipal and District Assemblies
MTDF	Medium Term Development Policy Framework
NDPC	National Development Planning Commission
PWD	People with Disabilities
SDF	Spatial Development Framework
SSF	Voluntary Guidelines for Securing Sustainable Small-Scale Fisheries in the Context of Food Security and Poverty Eradication.
TAs	Traditional Authorities
VGGT	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security.

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## *Introduction*

This report is on a day's stakeholder capacity building workshop organized on 18<sup>th</sup> November 2020 in Accra, Ghana as part of activities under FAO partnership with Friends of the Nation (FoN) under the project 'Support to and Capitalization on the EU Land Governance Programme Phase II.

The workshop was organized to develop the capacity of stakeholders to improved and sustained tenure security for fishing communities in Ghana in line with Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT) and the Voluntary Guidelines for Securing Sustainable Small-Scale Fisheries in the Context of Food Security and Poverty Eradication (SSF-Guidelines).

The workshop brought together a total of 45 participants from the relevant stakeholder institutions including: Lands Commission, Land Use and Spatial Planning Authority (LUSPA), Metro, Municipal and District Assemblies (MMDAs), Traditional Authorities (TAs) Ghana National Canoe Fishermen's Council (GNCFC), Civil Society Organizations and Media.

## *Background*

According to Food and Agriculture Organisation's Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries in the Context of National Food Security, the governance of tenure is a crucial element in determining if and how people, communities and others are able to acquire rights, and associated duties, to use and control land, fisheries and forests. Many tenure problems arise because of weak governance and attempts to address tenure problems are affected by the quality of governance. People can be condemned to a life of hunger and poverty if they lose their tenure rights to their homes, land, fisheries and forests and their livelihoods because of corrupt tenure practices or if implementing agencies fail to protect their tenure rights.

Artisanal fisheries do not generate the economic and social benefits they are capable of because of a number of constraints including poor management, low levels of organization, a lack of financing, poor infrastructure and severely limited technical assistance. Working and living conditions of people based at artisanal fisheries landing sites are far below what they could and should be. As a result, artisanal fisheries are less productive, and do not contribute as much as they could to poverty alleviation, food security and health.

One of the main challenges has been a lack of understanding of artisanal fisheries and the issues at stake. Governments and donor agencies have generally failed to effectively consult, collaborate or otherwise let landing site users participate in their projects, either because they did not feel the need or because they did not know how. Yet, the participation by landing site users is a key element in order to have a positive and lasting effect in development planning. They are the primary beneficiaries of landing site development, they know the prevailing situation best, and they can often identify weaknesses or impracticalities in proposed solutions. Nevertheless, expertise and stakeholder interests from individuals outside the landing site are also needed in development planning, as the detailed assessments to be made and decisions to be taken may fall outside the realm of experience and knowledge of landing site users.

Responsible governance of tenure conversely promotes sustainable social and economic development that can help eradicate poverty and food security and encourages responsible investment.

### *The Objective of Project*

In view of this, Friends of the Nation (FoN) in partnership with FAO implemented Capacity development project aimed at improving and sustained tenure security for fishing communities in Ghana in relation to fish landing site securing by applying VGGT and SSF-guidelines.

The overall objectives of the project included to:

- Develop national level capacities to influence policy processes related to securing fish landing and processing sites for fisheries, their mapping and documentation in the face of increasing competition from urban land uses and tourism development.
- Advocate and sensitize key stakeholders and the stakeholders to increase buy-in, ownership and protection of fish landing and processing sites for small scale fishing communities.

### *Stakeholder Capacity Building Workshop*

As part of the capacity development project a day's stakeholder capacity building workshop was organized on 18<sup>th</sup> November 2020 in Accra, Ghana to develop the capacities to improved and sustained tenure security for fishing communities in Ghana in line with VGGT and SSF-Guidelines.

### *The Aim of the Stakeholder Workshop*

The aim of the stakeholders' workshop was to develop the capacity of these key institutions so that they can participate effectively in mainstreaming responsible governance of tenure in fisheries in Ghana in line with VGGT and SSF. The aim was also to develop capacities to support the securing and protection of fish landing sites for small scale fisheries in line with VGGT and SSF guidelines.

The reason being that stakeholder institutions including Land Use and Spatial Planning Authority (LUSPA), Lands Commission, District Assemblies, Fisheries Commission, fishing communities, traditional authorities, CSOs, etc are key actors for mainstreaming VGGT and SSF-Guidelines for landing sites securing. The institutions also have the capacity to influence policy formulation and implementation. They need to be capacitated with the right knowledge and messages in the pursuit of this objective.

### *Participants for the Workshop*

Participants for the workshop were about 45 participants with about 24% female selected from National and Regional officers of relevant institutions including: Lands Commission, Land Use and Spatial Planning Authority (LUSPA), Metro, Municipal and District Assemblies (MMDAs), Traditional Authorities (TAs) Ghana National Canoe Fishermen's Council (GNCFC), Civil Society Organizations and Media.

### *Methodology of Workshop*

The workshop was held in Accra to ensure proximity to targeted participants from the national stakeholder institutions based in Accra. The workshop employed participatory and interactive sessions

which included the use of power-point presentation with pictures, illustrative charts and images that helped participants to appreciate the presentations. The interactive sessions involved simulation exercises and discussions with the use of the adult learning approach, and this allowed participants to discuss, reflect and assimilate the information that were presented. Resource persons from FAO, the Fisheries Commission, selected physical planners, FoN and partners from the EU funded projects and *Far Ban Bo* project conducted the workshop and made various presentations in line with the subject matter.

### *Output of Workshop*

The workshop provided the platform to strengthen the capacity of participants from the stakeholder institutions to appreciate VGGT and SSF-Guidelines issues in relation to securing of fish landing sites. The workshop also provided information on improving the management and protection of fish landing and processing sites in the face of intense pressure for land-use changes along the coast of Ghana.

The workshop was used to prepare stakeholders to support and replicate the fish landing site mapping, documentation and securing with the application of VGGT and SSF guidelines. The workshop also provided the platform to strengthen the capacity of stakeholders to support advocacy for policy reforms on fish landing site tenure. and share with them information, lessons learned, experiences, knowledge gained and achievements of the *Far Ban Bo* (FBB) projects on securing and documentation of fish landing sites.

Other key output of the workshop also included:

- Increased stakeholder understanding of VGGT and SSF guidelines and their application.
- Strengthened capacity to incorporate VGGT and SSF-Guidelines in the execution of land administration.
- Improved governance of tenure of fish landing sites in line with the VGGT and SSF-Guidelines
- Improved partnership and coordination among stakeholders for mainstreaming VGGT and SSF-Guidelines.

### *Detail Workshop Notes*

Below are the detail workshop notes outlining the Addresses, comments, key presentations, issues discussed, Recommendations and conclusion.

#### *Opening Address*

Mr. Donkris Mevuta, Executive Director of Friends of the Nation (FoN) gave the opening address. In his address, he explained that fish landing sites are important space, in artisanal small-scale fisheries, where most actions take place to promote fishery-based livelihoods which includes landing of fish, sale of fish, fish processing and marketing of the fish.

He added that the landing site is also the space where canoes and boats are anchored, maintained and or are manufactured. The landing site also provide the space for other related services that supports the fishing industry, this includes, mending of nets, preparation of fishing gears, fuel storage, etc. Fish landing sites is therefore a useful entry point for participatory development planning to support and promote the fisheries livelihoods. He explained that the governance of tenure in artisanal small-scale fisheries in Ghana, is important especially against the background of the enormous contribution of fisheries sector to the national development including food and nutrition security, employment, etc. He said however, most fish landing sites are being lost due to changing land uses and increasing takeover of beaches for residential and commercial development including hospitality facilities, and in some areas, onshore factories, etc. also climate change and coastal tidal erosion has and continue to degrade landing sites in Ghana.

He noted that these challenges exist because of; low interest and low capacity of government and stakeholder, lack of participatory planning, inadequate policy framework to ensure landing sites securing, etc. He explained that the purpose of the workshop was to build capacities to contribute to address the challenges and promote coordination among stakeholder institutions for improved tenure security for fishers.

#### *Presentation on the Far Ban Bo (FBB) Project*

Mr. Kyei Yamoah, the Project Manager of FoN made a presentation on the overview of the program. He stated that there is competing use for land in the coastal areas of Ghana because of interest for siting hospitality and tourism facilities, Oil and Gas infrastructure, residential facilities among others. He explained that once population was increasing, there will be competition for land use. He stated that communities could be using fish landing sites for generations but there is more to it than just access when it comes to ownership. There have been instances where fishers have been told to move out from landing sites they have used for many years.

Mr. Yamoah said the Far Ban Bo (FBB) project funded by the European Union (EU) is a fisheries governance project which is being implemented by the FoN, Care International and Oxfam in collaboration with key stakeholders. He added that the project was designed to contribute to sustainable fisheries resources management to improve food security and nutrition, as well as livelihoods of smallholder fishers and other users of fishery resources. He noted that the FBB project have the specific

objective of supporting smallholder fishers and processors to benefit from equitable and sustainable rights-based fisheries resources management. He also noted that the country's fish landing sites should be properly demarcated, documented, properly mapped and legally given approvals so that those lands would last for generations for fishermen. He explained that that will be a legacy that fishing communities can rely on so that in future, other people will not come in and take these lands from fisher folks.



Figure 1: Picture Mr. Kyei Kwadwo Yamoah making his presentation at the stakeholder workshop.

Mr. Yamoah intoned that about 10 per cent of the Ghanaian population earned a living from fishing activities and it is relevant that their livelihoods are protected and sustained. He explained that securing landing sites for fishers with the application of VGGT and SSF guidelines was paramount to sustain and improve the fishing livelihoods in Ghana. He encouraged stakeholders to adopt the VGGT and SSF guidelines to promote fish landing site securing which include community participation, transparency, and reasonable governance.

#### *Presentation on VGGT and SSF By Dr. Wordsworth Odame Larbi of FAO*

Dr. Wordsworth Odame Larbi of the Food and Agricultural Organization (FAO) also made a presentation on Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT). He explained that the VGGT is the first global exhaustive tool on the governance of tenure of land and natural resources developed through an open inter-governmental process with the full and effective participation of a vast array of relevant actors. He explained to the participants that the VGGT is an international instrument intended to improve the governance of tenure of land, fisheries, and forests in the context of food security and nutrition. The VGGT he noted set out principles and internationally accepted standards for practices for responsible governance of tenure. He observed that the VGGT is voluntary and not legally binding.

He explained that the VGGT and the Voluntary Guidelines for Securing Sustainable Small-Scale Fisheries in the Context of Food Security and Poverty Eradication (SSF Guidelines), describe the governance of tenure as a crucial element in determining if and how people, communities and others are able to acquire rights, and associated duties, to use and control land, fisheries and forests. It further,

describes that, many tenure problems arise because of weak tenure governance, and attempts to address tenure problems are affected by the quality of governance.

He explained that the VGGT and SSF guidelines are pioneering – outlining principles and practices that governments can refer to when making laws and administering land, fisheries, and forests rights. He noted that ultimately, the VGGT and SSF guidelines aim to promote food security and sustainable development by improving secure access to land, fisheries, and forests, as well as protecting the rights of millions of often very poor people.

He explained that VGGT brings out concrete and real impacts. It is an internationally negotiated “soft law” or a set of guidelines on (land) tenure navigating successfully through the web of interests on land to reaching a common ground. He encouraged stakeholders in the land reform sector to adopt the VGGT and SSF guideline for fish landing site securing in the context of food security.



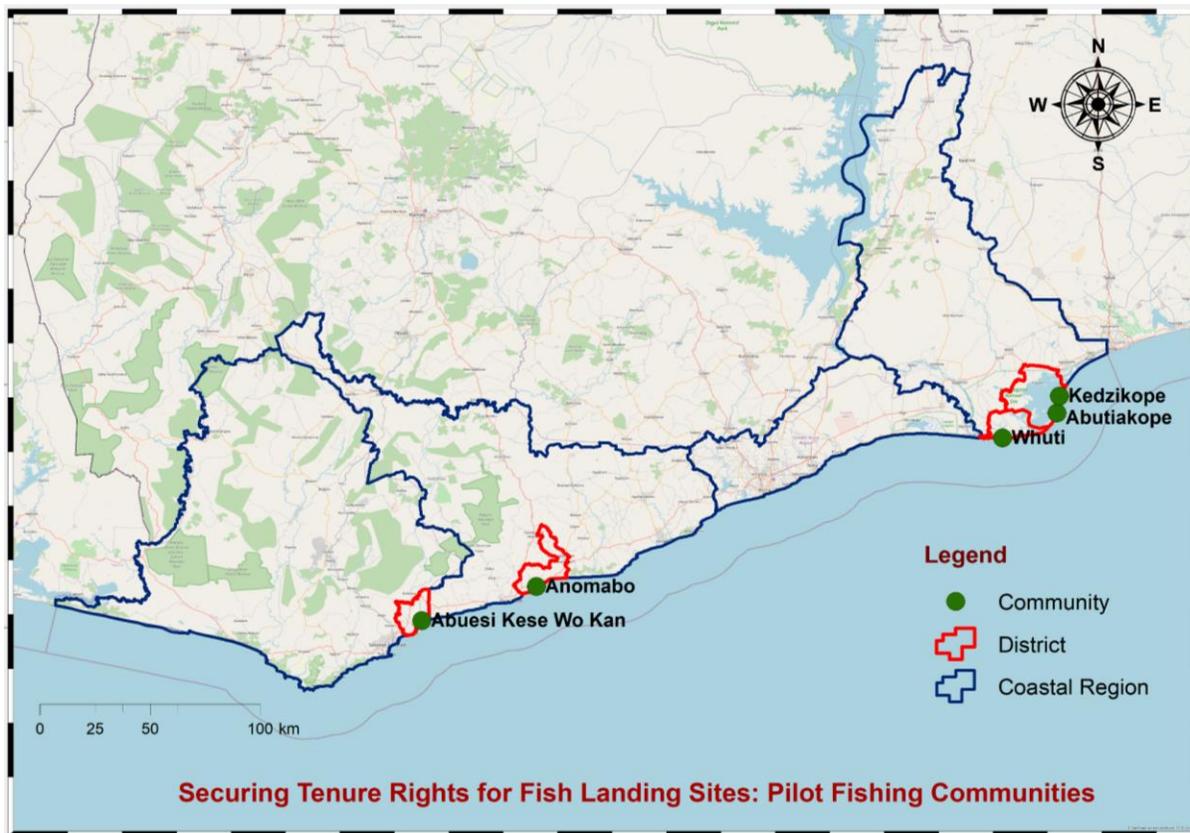
*Figure 2: Picture of Dr. Wordsworth Odame Larbi of FAO*

Dr. Larbi as part of his presentation said, "The VGGT objectives are to provide guidance to improve the governance of tenure of land, fisheries, and forests, with respect to national food security, to benefit all people especially the vulnerable and marginalized, and to achieve food security for all, to support the progressive realization of the right to adequate food in the context of national food security. Dr. Larbi called on government to integrate VGGT into the land tenure and fisheries regulations in the country. He acknowledged that the guidelines were voluntary and not obligatory on any government, it was imperative to include them in the regulations since it will help seal the gaps in the tenure issues.

Dr Wordsworth Odame Larbi, said many people in the country were vulnerable to becoming food insecure if problems associated with landing sites were not resolved. He said that in Ghana, 68 per cent of lands were suitable for agricultural practices, however, it was unfortunate that only 10 per cent had been registered for such purposes.

*Presentation on Securing Fish Landing sites in Ghana under the Far Ban Bo (FBB) Project: by Mr. Philip Prah.*

Mr. Prah explained that the EU-funded *Far Ban Bo* project initiated the process to secure fish landing site in five (5) locations: Kedzikope, Abutiakope community in the Keta District and Whuti community in the Anloga District in Volta Region, Anomabo community in the Mfantseman Municipal of Central Region and Abuesi community in the Shama District, Western Region.



*Figure 3 Map showing the location of the five (5) pilot landing sites.*

Mr Prah explained that the FBB project applied the VGGT and SSF principles in securing of the fish landing site mapping. He noted that FBB identified, recognized, and respected all legitimate tenure rights and the people who held them. He said the process identified all legitimate rights to ensure that communities are able to acquire rights and associated duties to prevent tenure disputes, conflicts and opportunities for corruption.

He said the process of securing fish landing site within the context of VGGT and the SSF Guidelines for the 5 landing sites involved ground trothing with the leadership of fishing communities. He said the project conducted venerability assessment of the existing fish landing site to identify the key issues and

stakeholders (landowners). Explained that the project engaged the entire community to ensure that all rights are recognized to build a sense of community ownership and support for implementation.



Figure 4: Community consultation on the landing site mapping

Mr Prah explained all the stakeholders were engaged and the process was explained to them, accurate data and shoreline analysis was obtained through participatory processes. He noted with the support of the community leaders in identifying the boundaries of the fish-landing site, bamboo sticks are mounted on the boundaries to create awareness and to physically demarcate the boundaries to limit encroachment.

Drones maps were then produced, and Community validation is done. The maps produced were then socialized with the MMDAs for the process of documentation to commence.



Figure 5: Map of Anomabo and Kedzikope community fish landing sites

Mr. Prah explained that on average a fish landing site range from one acre to several acres. He concluded that the experience from the 5 piloted areas have been encouraging with communities and local government (District Assemblies) showing high interest in securing the landing sites for which other communities have expressed interest to benefit from and have requested for support.

*Presentation on Integrated Land Use Planning for Coastal Zone and Fishing Communities By - Mr. Mubeen Mohammed of LUSPA*

In his presentation Mr. Mubeen Mohammed of LUSPA explained that as a result of rapid urbanization there is increase in competing demands for land-use however, the “Lands Authority” provides for sustainable development of land and human settlements through a decentralized planning system to ensure judicious use of land; and enhance the attainment of Ghana’s decentralization program and in particular create an enabling environment for District Assemblies to better perform the spatial planning and human settlements management functions.

He explained as a function, LUSPA ensures the control of physical development in uncontrolled, or less controlled but sensitive areas such as forest reserves, nature reserves, wildlife sanctuaries, green belts, coastal wetlands, water bodies, water catchment areas, mining areas, open spaces, and public parks.

He noted that there is an urgent need for efficient management of land in the face of an ever-increasing population and the growing demands in all activities based on land. He admitted that there is weak land administration system in urban areas of Ghana. He noted that there are inadequate staff and logistics in the Land Sector Agencies (LSAs) to manage urban land, general indiscipline in the land market, and lack of consultation and cooperation among the LSAs and fragmented land agencies.

He explained that there is lack of reliable information on land use and ownership because of non-existing or uncoordinated record keeping systems and a lack of institutional co-ordination and therefore the lack of land information systems. He said improper record keeping sometimes leads to a situation where one person has title to land while another person has a registered deed to the same land. Thus, instead of minimizing land conflicts, litigation continues in land administration in Ghana.

Mr. Mubeen explained that the government has not been able to pay compensation to most custodians of land for acquiring land for public use under the compulsory acquisition. He noted that the power of eminent domain has been misapplied and has brought friction between the state and customary landowners.

Mr. Mubeen explained that the United Nations Economic Commission for Europe (UNECE) defines spatial planning as concerned with “the problem of coordination or integration of the spatial dimension of sectoral policies through a territorially-based strategy. He said it was more complex than simple land-use regulation, it addresses the tensions and contradictions among sectorial policies, for example for conflicts between economic development, environmental and social cohesion policies” is the main concern of contemporary spatial planning is integration (NSDF, 2015).

He explained that a spatial plan provides a roadmap for the future development of a limited geographical area, usually either a nation or a region. He noted that in contrast to a more detailed land use planning, spatial planning is usually defined as a wider set of concepts and instruments which gives geographical expression to a society’s social, economic, and other policies.

Mr. Mubeen said at the national level, there is the National Spatial Development Framework, then the Regional Spatial Development Framework, and District Spatial Development Framework. Further down, there is the Settlement Structure plan, and Community Local Plan

Mr. Mubeen explained that there is an overall Spatial Development Strategy (Volume II), and planners are to ensure that fishery-related infrastructure are captured in the strategy especially provisions for landings sites, storage and processing facilities, and aquaculture cages.

He explained that there is a process required for preparation of Regional Plan for agriculture which supports diversification from industrial crops and target food supply needs of growing urban areas; identify serviced sites for storage, processing and packaging in agricultural areas, protect fish stocks and provide industrial training for fishing communities through an Integrated Coastal Zone Management approach, and build an extension program, through public-private partnerships, to increase food crop production. He explained that there was the need for planners to determine the location and size of lands to be preserved and unsuitable for construction include ecologically sensitive areas (water bodies, estuaries, rivers) and cultivated areas.

#### *Questions and Comments from participants*

- Mr. Osei Owusu Pephrah from Lands Commission asked that in the SSF presentations the issues raised were all concentrated on marine fisheries but did not discuss issues on inland and freshwater.
- Mr. Daniel Akutsa from LUPSA asked whether at the policy level there were any indications that government intended to use VGGT to transform land tenure in Ghana?
- Isaac from the Physical Planning Department of Keta Municipal Assembly (KeMA) – asked how the VGGT principles help address conflict and to rectify issues of multiple sale of land to different people.
- Alhaji Abu, District Planning Officer of Shama District Assembly asked the following questions:
  - o SDF is very expensive and difficult to do, how can the local assemblies do them?
  - o How can we minimize political interference in land use management? Most times political interference disregards laid down protocols and structures.
  - o Some communities may have local planning schemes so how VGGT generated programmes that will fit into the existing plans without creating conflicts?



Figure 6: A Picture of Hon. Abu Mahama, Shama District Physical Planning Officer making his contribution to the discussions.

## Responses

- Dr. Larbi explained that the principles of VGGT and SSF are also applicable in the freshwater just like the marine sector. He explained that there was the need to bring onboard the political and technical heads at the assemblies to appreciate the processes of the VGGT and SSF to promote integration at the local governance level. He explained that Land issues were very sensitive issue globally and encouraged participants to act as ambassadors to promote the mainstreaming VGGT and SFF in land tenure administration. He recommended that the VGGT and SSF guidelines should be integrated into the processes of how the assemblies' function. He added that it could be incorporated into the assemblies' laws so they are domesticated. He explained that in the cases where States own or control water (including fishery resources) and land resources, they should determine the use and tenure rights of these resources taking into consideration, *inter alia*, socio-economic and environmental objective. He said States should ensure that small-scale fishing communities are not arbitrarily evicted and that their legitimate tenure rights are not otherwise extinguished or infringed upon; and should strive to restore access to traditional fishing grounds and coastal lands to small-scale fishing communities that have been displaced by natural disasters and/or armed conflict taking into consideration the sustainability of fisheries resources.
- Hon. Alhaji Abu Mohammed, the Planning officer for Shama District Assembly, – said agricultural lands are being used for residential or commercial purposes and therefore the competing land uses was affecting not only fisheries but agriculture in general. He explained that the VGGT principle were very good and stressed that the local government leaders at the national level should be made to appreciate the VGGT principles and SSF Guidelines to help address the land tenure issues at the local levels including fish landing sites.

- Mr. Mubeen explained that preparation of the SDF is expensive, and it must tally with the regional or even the national framework planning though expensive, is a needed endeavour so assemblies must invest into it (moreover, it is mandatory for all assemblies to do).
- Mr. Mubeen said policy makers should consider VGGT to help fisheries. He added that since other countries are also doing it and it involves more stakeholders, it is feasible in Ghana too.
- Mr. Kyei said poor layouts cause problems and in order to secure the future, such activities are very necessary; adding that we may migrate from canoes to bigger type of fishing vessels and need land for ports and ancillary facilities. He added that government of Ghana, in accordance with their legislation, should ensure that small-scale fishers, fish workers and their communities have secure, equitable, and socially and culturally appropriate tenure rights to fishery resources (marine and inland) and small-scale fishing areas and adjacent land, with a special attention paid to women with respect to tenure rights.
- Dr. Larbi said political interference is a major threat to land governance wherever it existed. He encouraged participants to develop skills for confronting political authorities. He said stakeholders should rather be able to harness political authority for socio economic development and support for the better land reforms. He advised that stakeholders should develop communication strategies that could help them overcome political interferences. He explained that some countries have establish structures where a lead agency bring stakeholders together to discuss and lobby “political authorities” when it comes moving forward land reforms.

### ***Conclusion***

The workshop concluded that an integrated spatial planning of coastal zones was required to promote harmonious existence and complement fisheries and other activities. A comprehensive assessment (participatory planning) should be done to determine the form and interactions of coastal zones and fishing communities with other sectors. The assessment serves as the basis to achieving high security of tenure for the communities and safeguarding their livelihoods.

Stakeholders in the fisheries industry asked for the mapping of all fish landing sites across the country to protect the livelihoods of more than three million fisher folks. They maintained that the ongoing encroachment and sale of lands along the coast affecting fish landing sites were adversely affecting fishing activities.

It was observed that it was time for the government and relevant state agencies put in systems and policies to effectively enhance the operations of fishermen.

The workshop created a platform for stakeholders to appreciate fisheries governance issues in relation to the Voluntary Guidelines for Securing Sustainable Small-Scale Fisheries in the Context of Food Security and Poverty Eradication VGGT and SSF-Guidelines.

### ***Closing Remarks***

The Chairman, Togbui Kpemini Gawu V, Chief of Whuti in the Anloga District, in his closing remarks observed that encroaching on landing sites did not only increase food insecurity among fishers and their communities, but also deepened poverty situations among them. He called for a stakeholder coordination to implement policies that would protect the sites and secure fishing livelihoods.

He advised that land use planning of the coastal zone of Ghana requires urgent attention from policy makers and stakeholders. He noted that the instruments of VGGT should be incorporated to improve land tenure for fishers.