



GOVERNMENT OF GHANA
**Ministry of Environment Science,
Technology, and Innovation**

**West Africa Coastal Areas
Resilience Investment Project II
(P175525)**

Resettlement Policy Framework

September 2022

Citation:

Ministry of Environment, Science, Technology, and Innovation. 2022. Resettlement Policy Framework. West Africa Coastal Areas Resilience Investment Project II (P175525).

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Use of Cultural Symbols: Each chapter of the Resettlement Policy Framework (RPF) opens with a cultural symbol, which summarises the concept of the chapter. The cultural symbols are used to communicate concepts, aphorisms, and the complex, and often nuanced, belief systems in Ghana. These symbols also represent objects that encapsulate evocative messages that convey traditional wisdom, aspects of life or the environment. As a public document, the prospect of widespread acceptance of the RPF will be enhanced when stakeholders see that the document meets World Bank ESF and respects Ghanaian cultural heritage. As a public document, the prospect of widespread acceptance of the RPF will be enhanced when stakeholders see that the document respects Ghanaian culture.



TABLE OF CONTENTS

TABLE OF CONTENTS	iii
LIST OF TABLES	v
LIST OF FIGURES.....	v
GLOSSARY	viii
EXECUTIVE SUMMARY.....	xi
1.0 INTRODUCTION	1
1.1 Background	1
1.2 Rational and Objective of the Resettlement Policy Framework	2
1.2.1 Objectives of the Resettlement Policy Framework.....	2
1.3 Project Area.....	3
1.4 Methodology and Approach.....	4
1.4.1 Desk Review	4
1.4.2 Stakeholder Identification and Consultation	4
1.4.3 Stakeholder Engagement and Participatory Public Consultations	5
1.4.4 Analysis of Policies and Regulatory Framework	6
1.4.5 Baseline data collection at project areas	6
2.0 PROJECT DESCRIPTION	7
3.0 POLICY, LEGISLATIVE, AND INSTITUTIONAL FRAMEWORK FOR LAND ACQUISITION AND INVOLUNTARY RESETTLEMENT	12
3.1 Relevant National Policy and Legal Framework	12
3.1.1 Policies and Legal Frameworks on Land Use and Land Acquisition.....	12
3.1.2 Legal Framework and Policies on Vulnerable People	21
3.2 World Bank Environmental and Social Framework	22
3.2.1 Objectives of ESS5.....	22
3.2.2 Applicability of ESS5.....	23
3.2.3 Associated Facilities.....	25
3.2.4 Comparison of the World Bank ESS5 with National Requirements	26
3.3 Institutional Framework.....	33
4.0 BASELINE CONDITIONS OF TARGETED AREAS	37
4.1 Socioeconomic Baseline	38
4.1.1 Districts and Size of the Coastal Regions.....	38
4.1.2 Population and Location.....	39
4.1.3 Household Size.....	41
4.1.4 Literacy	42
4.1.5 Poverty.....	43
4.1.6 Employment Status of the Population	44
4.1.7 Economic Characteristics of Coastal Ghana	45
4.1.8 Coastal Heritage	51
4.1.9 Traditional Authorities	52
4.2 Land Size and Land Uses	52
4.2.1 Coastal Lands Size and Land Uses.....	52
4.2.2 Land Cover	53
4.2.3 Vulnerabilities in Coastal Regions of Ghana	54
5.0 POTENTIAL RISKS AND IMPACTS FROM THE PROJECT	55
5.1 Potential Positive Economic and Social Impacts	55
5.2 Potential Negative Social and Economic Impacts and Risks	55
6.0 STAKEHOLDER ENGAGEMENTS AND DISCLOSURE REQUIREMENTS	67
6.1 Consultation Meetings	67
6.1.1 Community Engagements	68

6.1.2	Institutional Engagements.....	70
7.0	LAND ACQUISITION, RESETTLEMENT, AND COMPENSATION PAYMENT PROCEDURES.....	72
7.1	Screening	72
7.2	Resettlement Action Plan (RAP)	73
7.2.1	Preparation of RAP	73
7.3	Categories of Affected Parties.....	75
7.3.1	Inventory of Affected Assets for Compensation Payment	75
7.4	Voluntary Land Donations	76
8.0	ELIGIBILITY CRITERIA AND ENTITLEMENT MATRIX	77
8.1	Eligibility Criteria.....	77
8.1.1	General Eligibility	77
8.1.2	Proof of Eligibility	78
8.1.3	Eligibility for Community Compensation	79
8.2	Entitlement Matrix.....	79
9.0	VALUATION OF ENTITLEMENTS	84
9.1	Valuation Methods.....	84
9.1.1	Land	84
9.1.2	Houses and Other Structures.....	84
9.1.3	Loss of Access to Natural Resources.....	84
9.1.4	Crops/Economic Plants	85
9.1.5	Shrines, Groves, and Religious Structures	85
9.1.6	Other Considerations into the Compensation Package	85
9.2	Compulsory Land Acquisition Procedure by the State and Compensation.....	86
9.2.1	Procedure for Delivery of Entitlements.....	86
9.2.2	Types of Compensation.....	87
9.2.3	Cut-Off Date	87
10.0	IMPLEMENTATION ARRANGEMENTS	89
10.1	Roles and Responsibilities.....	89
11.0	VULNERABLE GROUP CONSIDERATIONS	91
11.1	Identification of Vulnerable Groups.....	91
11.2	Assistance to Vulnerable Persons.....	91
12.0	GRIEVANCE REDRESS MECHANISM	92
12.1	Purpose of Grievance Redress Mechanism.....	92
12.1.1	Potential Grievances related to involuntary resettlement	93
12.1.2	Levels of Resettlement GRM.....	93
12.1.3	Community Level Grievance Mechanism	93
12.1.4	District Level	93
12.1.5	National Level	94
12.1.6	Alternative Dispute Resolution.....	94
12.2	Grievance Redress Process	94
12.3	Settlement of Disputes	95
12.4	Dissatisfaction and Alternative Actions.....	95
12.5	Grievance Redress Form.....	95
12.6	Grievance Resolution Timeframe.....	96
13.0	MONITORING AND EVALUATION PROCEDURES.....	97
13.1	Objective of Monitoring and Evaluation.....	97
13.2	Participatory Monitoring and Evaluation Plan Indicators	97
13.3	Independent Impact Evaluation	98
13.4	Reporting.....	99
13.5	Completion Audit.....	99

14.0	BUDGET AND FUNDING ARRANGEMENTS.....	100
14.1	Indicative Budget.....	100
14.2	Arrangement for Funding for Resettlement	100
	REFERENCES.....	100
	The Constitution of the Republic of Ghana (1992): Article 37(3); Article 39(6); Article 41(k); Article 268 and Article 269.....	101
	ANNEXES.....	102
	Annex 1: Screening Checklists for Identifying Cases of Involuntary Resettlement	102
	Annex 2A: Stakeholder Consultation List.....	105
	Annex 2B: Stakeholder Consultation Pictures	110
	Annex 3: Sample Asset Valuation Survey Form	113
	Annex 4: Compensation Claim and Commitment Form	116
	Annex 5: Annotated Outline – Resettlement Action Plan (RAP).....	117
	Annex 6: Model Complaint Registration and Resolution Form (GRM)	118

LIST OF TABLES

Table 1:	Coastal Communities Consulted and Engaged	6
Table 2:	Comparison of Ghanaian and World Bank Requirements on Resettlement	27
Table 3:	Roles and Responsibilities of Institutions	33
Table 4:	Population Distribution by Sex and Location	40
Table 5:	Household and average household size.....	41
Table 6:	Population 15 Years and Older by Literacy Status, Sex, Type of Locality and Region	42
Table 7:	Employment Status of 15 to 64 Years by Coastal Region and by Sex (%)	45
Table 8:	Employed Population 15 Years and Older by Industry, Sex, and Coastal Region	47
Table 9:	Land Area of Coastal Region.....	52
Table 10:	Impact and Mitigation Measures	55
Table 11:	Component Activities and Potential Impacts/Risks/Issues.....	57
Table 12:	Types of PAPs and their Corresponding Types of Compensation	77
Table 13:	Entitlement Matrix	80
Table 14:	Roles and Responsibilities of Implementing Stakeholders	89
Table 15:	Timeframe for Grievance Redress	96
Table 16:	RPF Implementation Budget	100

LIST OF FIGURES

Figure 1:	WACA Resilience Investment Project II stakeholder identification Process.....	5
Figure 2:	The Regional Map of Ghana with the Coastal Regions	37
Figure 3:	Poverty Incidence by Locality (Poverty line = GHS 1,314)	44
Figure 4:	Drainage, Longshore Drift and Divisions of Ghana’s Coastline.....	53
Figure 5:	Land Cover and Land Use Map of the Coastal Regions of Ghana.....	53

ACRONYMS AND ABBREVIATIONS

ADR	:	Alternative Dispute Resolution
ARAP	:	Abbreviated Resettlement Action Plan
CDD	:	Community-Driven Development
CGRC	:	Community Grievance Redress Committee
CR	:	Compensation Report
CREMA	:	Community Resource Management Area
CSO	:	Civil Society Organisation
DA	:	District Assembly
DOVVSU	:	Domestic Violence and Victim Support Unit
EA	:	Environmental Assessment
EPA	:	Environmental Protection Agency
ESF	:	Environmental and Social Framework
ESIA	:	Environmental and Social Impact Assessment
ESRS	:	Environmental and Social Risk Summary
ESS	:	Environmental and Social Standards
GAMA	:	Greater Accra Metropolitan Area
GBV	:	Gender Based Violence
GE	:	Gender Equality
GGSA	:	Ghana Geological Services Authority
GRC	:	Grievance Redress Committee
GRM	:	Grievance Redress Mechanism
GRS	:	Grievance Redress Service
HGV	:	Heavy Goods Vehicle
IIE	:	Independent Impact Evaluation
LI	:	Legislative Instrument
LUSPA	:	Land Use and Spatial Planning Authority
LVD	:	Land Valuation Division
MC	:	Minerals Commission
MEP	:	Monitoring and Evaluation Plan
MESTI	:	Ministry of Environment, Science, Technology, and Innovation
MET	:	Monitoring and Evaluation Team
MMDA	:	Metropolitan, Municipal, and District Assembly
MOGSCP	:	Ministry of Gender, Children, and Social Protection
MSIP	:	Multi-Sector Investment Plan
MWH	:	Ministry of Works and Housing
NDPC	:	National Development Planning Commission
NGO	:	Non-Governmental Organisation
NRM	:	Natural Resource Management
PAD	:	Project Appraisal Document
PAP	:	Project Affected Person
PCN	:	Project Concept Note
PDO	:	Project Development Objective
PID	:	Project Information Document
PIU	:	Project Implementation Unit
RAP	:	Resettlement Action Plan
RCA	:	Replacement Cost Approach
RPF	:	Resettlement Policy Framework
TWN	:	Third World Network
SSS	:	Social Safeguard Specialist
UNESCO	:	United Nations Educational, Scientific and Cultural Organisation
WACA	:	West African Coastal Areas
WAEMU	:	West Africa Economic and Monetary Union

WB : World Bank
WE : Women Empowerment
WHO : World Health Organisation
WRC : Water Resources Commission

GLOSSARY

Asset: Any property owned by a person, group or an institution or agency.

Associated Facilities: These are facilities or activities that are not funded as part of the project and, in the judgement of the Bank, are: (a) directly and significantly related to the project; and (b) carried out, or planned to be carried out, contemporaneously with the project; and (c) necessary for the project to be viable and would not have been constructed, expanded or conducted if the project did not exist. The World Bank policy on involuntary resettlement may apply to resettlement induced by such facilities.

Census: A field survey carried out to identify and determine the number of persons affected by the project activities or displaced as a result of land acquisition and related impacts. The census provides basic information needed to determine the appropriate resettlement option including compensation emanating from consultations with affected communities and the local government institutions.

Community: A group of individuals broader than the household, who identify themselves as a common unit due to recognized social, religious, economic, or traditional government ties, or through a shared locality.

Community Resource Management Area: This is governance platform for the management and conservation of natural resources in and around protected area in Ghana. The model seeks to build the capacity of, and provide incentives for, local communities to sustainably manage and conserve natural resources. The governance and management of CREMAs is mediated by locally developed consensual constitutions, which are backed by the relevant district bylaws.

Compensation: Payment in kind, cash or other assets given to a displaced person in exchange for the acquisition of land or restriction on land use including fixed assets; and other assistance to rehabilitate or cushion the impacts from displacement.

Cost of disturbance: The reasonable expenses incidental to any necessary change of residence or place of business by any person having a right or interest in the land. This can either be determined and paid separately or factored into the valuation rate to be applied.

Cut-off date: This is the date of completion of the census and therefore the date by which assets and people affected must be registered. Persons who occupy the project area after the cut-off date will not be eligible for compensation and/or resettlement assistance.

Displaced Persons: People or entities directly affected by a project through the loss of land and the resulting loss of residences, other structures, businesses, or other assets.

Economic Displacement: Loss of income streams or means of livelihood resulting from compulsory land acquisition or obstructed access to resources (land, water, or forest) which results from the construction or operation of a project or its associated facilities.

Eligibility: The criteria for qualification to receive benefits under a resettlement program.

Entitlements: The benefits set out in the resettlement instrument (RPF, RAP), including financial compensation; the right to participate in livelihood restoration programs; housing, house sites and service provision; and transport and other short-term assistance required to resettle or relocate.

Full Replacement Cost: The method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs associated with asset replacement. In applying this method of valuation, depreciation of structures and assets are not to be taken into account.

Grievance Procedures: The processes established under law, local regulations, or administrative decision to enable property owners and other affected and/or displaced persons to redress issues related to compulsory land acquisition, compensation, or other aspects of resettlement.

Involuntary Resettlement: Resettlement is involuntary when it occurs without the informed consent of the displaced persons or if they give their consent without having the power to refuse resettlement.

Land Acquisition: Methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. “Land” includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.

Livelihood: This refers to the full range of means that individuals, families, and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade, and bartering.

Market Value: the sum of money which the land might have been expected to realize if sold in the open market by a willing seller or to a willing buyer

Physical Displacement: Loss of shelter and assets resulting from compulsory land acquisition or restrictions on land use associated with the project, requiring affected persons to move to other locations.

Population Census: A count of the population that will be affected by land acquisition and related impacts. When properly conducted, the population census provides information necessary for determining eligibility for compensation.

Project-Affected Area: The area subject to a change in use as a result of construction and operation of the project activities.

Project-Affected Households (PAH): A PAH is a household that includes one or several project-affected persons and usually comprises of a head of household, their spouses, children, and other dependents (e.g., parents, grandchildren).

Project-Affected Person (PAP): Any person who, as a result of the implementation of the project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, pasture or undeveloped/unused land), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily. Affected people might be displaced either physically (“Physically Displaced People”) or economically (“Economically Displaced People”). It includes all affected persons with and without title to the land they occupy.

Land Acquisition: The repossession of or alienation of land, buildings, or other assets for purpose of making land available for project activities.

Relocation: A process through which physically displaced individuals or households or communities are provided with a one-time lump sum compensation payment for the removal of their existing residential structures from the Project Area.

Resettlement Assistance: Measures to ensure that displaced persons who require to be physically relocated are assisted in material or psychosocial means whichever is applicable for ease of relocating and restoration of livelihoods.

Resettlement Policy Framework (RPF): An instrument outlining the policies and procedures to be implemented in the event that specific activities implemented under the Project have potentially negative impacts on the livelihoods, assets, and land of the affected population. A resettlement policy framework is required for projects with subprojects or multiple components that cannot be identified before project approval. This instrument may also be appropriate where there are valid reasons for delaying the implementation of the resettlement, provided that the implementing party provides an appropriate and concrete commitment for its future implementation.

Resettlement Action Plans (RAPs): A resettlement instrument to prepare when the location(s) of civil works are known. The RAP specifies the procedures that it will follow and the actions that it will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by an investment project.

Resettlement: A process through which physically displaced persons are provided with replacement plots and residential structures at a designated site or cash. Resettlement includes initiatives to restore and improve the living standards of those being resettled.

Stakeholders: A broad term that covers all parties affected by or interested in a project or a specific issue—in other words, all parties who have a stake in the project. Primary stakeholders are those most directly affected—in resettlement situations, the population that loses property or income because of the project.

Vulnerable Groups: People who may by virtue of gender, ethnicity, age, disability, economic disadvantage, or social status become more adversely affected by resettlement than others; and who may have limited ability to claim or take advantage of resettlement assistance and related development benefits.

EXECUTIVE SUMMARY

Project Background and Description

The Government of Ghana through the Ministry of Environment, Science, Technology, and Innovation (MESTI) is seeking financial support from the World Bank to develop and implement the West Africa Coastal Areas Resilience Investment Project II. The WACA Project II is to support coastal resilience and sustainable development in West Africa. The project will restore coastal ecosystems, especially mangroves, to reduce the risk of erosion and flooding, including restoration of abandoned rice paddies and the water system.

The project will address the underlying issues of a) coastal retreat and increased flooding incidences that causes loss of housing, assets, and land, and b) coastal and marine pollution affecting the quality of coastal ecosystems. The constraints to sustainable development are a) lack of coastal management and planning, b) insufficient integration of social development in environmental and social protection and resilience, and c) lack of finance planning and adequate solutions. The Project has four components as follows:

Component 1: Regional Integration. The objective of the regional integration component is to strengthen the effective coordination of interventions for coastal resilience in West Africa at the regional and national levels.

Component 2: Strengthening the Policy or Institutional Frameworks. The project will support the strengthening of institutional and policy frameworks around coastal development, protection, and natural resource management (exclusive of fisheries).

Component 3: Strengthening National Physical and Social Investments. The project will support a wide typology of site-specific grey, green, and hybrid physical investments, and social sub-projects at the community level to achieve measurable increases in protection from coastal erosion and flooding, pollution control, and to promote climate-resilient coastal development. Physical investments supported by the project are based on coastal management strategies and climate-resilient development plans, including Multi Sector Investment Plans (MSIPs), undertaken and ongoing in each country that identify priority investments and actions for strengthening coastal resilience and mitigating the impacts of climate change through sustainable, integrated coastal zone management.

In terms of erosion control, the project will be financing (a) green infrastructure such as dune fixation to protect beaches from erosion using vegetation and shrubs to trap sand, wetland and mangrove restoration and beach replenishment; (b) grey infrastructure such as construction of breakwaters, seawalls, revetments, groynes, and dikes; (c) land claim and reclamation; and/or (d) measures to improve the management of natural habitats, including reduction of invasive species encroachment.

Flood control under the project focuses on (a) rehabilitation of flood banks; (b) rehabilitation and management of natural flood areas, including dredging to maintain natural flow in lagoons; (c) infrastructure, e.g., culverts, for improved drainage, especially in urban areas; and (d) sustainable land management practices in transboundary sub-watersheds and areas of high ecosystem value that drain into the coastal areas.

The project will also support targeted social sub-projects for coastal communities. These community-driven activities will be implemented to spur job growth and provide opportunities for livelihood diversification, increase adoption and effectiveness of community-led resource management schemes, and to strengthen the role of women in the management of coastal resources. These subprojects will emphasize community control over planning decisions based on the principles of community driven development (CDD), i.e., enhancing transparency, encouraging participation, localizing accountability, building local capacity, and enhancing equity. Community participation will be embedded across all stages of the subproject cycle from

community participation in subproject identification, planning and implementation management to operations and maintenance (O&M) arrangements as appropriate. The identification of social sub-projects including targeted communities at project sites will take place during project implementation. An operations toolkit for designing, implementing, and monitoring social subprojects will be developed.

Component 4: Project Management. A Project Implementation Unit (PIU) will be established with MESTI and will be guided by a multi-stakeholder project steering committee.

Objective of the Resettlement Policy Framework

This Resettlement Policy Framework (RPF) is developed to broadly establish and clarify the resettlement principles, organisational arrangements, eligibility criteria, compensation entitlement, and funding mechanisms for any resettlement operation that may be deemed as necessary as a result of project implementation. It sets out the guidelines and regulatory and institutional arrangements for the preparation of Resettlement Action Plans (RAPs) and other social instruments that emanate from outcomes of project-induced involuntary resettlement when project activities are fully defined, and sites/locations are identified. It also provides the required criteria to screen all projects/sub-projects for their potential resettlement impacts and streamline all the necessary procedures to mitigate resettlement impacts/issues.

Methodology

Several methods were adopted towards the development of this framework. They include desktop studies, which entails the review of relevant project documents, national legislations, policies, and guidelines on involuntary resettlement, and the World Bank (WB) policies; stakeholder identification, consultation, and engagement; and field surveys and observations, including interviews with key informants, community leaders, community members, chiefs, and opinion leaders, and Metropolitan, Municipal and District Assemblies overseeing the project beneficiary communities.

Legislative Framework for Land Acquisition and Involuntary Resettlement

National legislations, policies, regulations, and strategies on land acquisition and involuntary resettlements, including other provisions and guidelines that need to be consulted or are germane to land acquisition and involuntary resettlement, were reviewed. Laws, policies, and legislations reviewed include:

1. The 1992 Constitution of the Republic of Ghana
2. National Land Policy 1999
3. Land Act, 2020 (Act, 1036)
4. Land Use and Spatial Planning Act, 2016 Act (925)
5. Lands Commission Act, 1994 (Act 483)
6. Office of the Administrator of Stool Lands Act 1994 (Act 481)
7. Survey Act, 1962 (Act 127)
8. The Lands (Statutory Wayleaves) Act, 1962 (Act 183)
9. Local Governance Act of 2016, Act 936
10. Minerals and Mining Act of 2006 (Act 703)
11. Ghana National Gender Policy, 2015
12. Persons with Disability Act 2006, (Act 715); and
13. Alternative Dispute Resolutions Act, 2010 (Act 798).

In addition, the WB's Environmental and Social Standards (ESS), especially ESS5 on Land Acquisition, Restriction on Land Use and Involuntary Resettlement were reviewed. A gap analyses was undertaken to establish the differences in guidelines between the national policies and the WB's requirements.

Potential Risks and Impacts

The major economic and social benefit of the project include employment creation and opportunities; improvement in coastal ecosystem and living conditions; improvement in transportation and access; improvement in community health, safety, and security; and preservation of cultural heritage.

The potential negative social and economic risks and impacts associated with the Project include involuntary resettlement, livelihood losses, land use changes and utilisation of local resources, and loss of communal assets. The project will seek to avoid land acquisition and involuntary resettlement; however, if avoidance is impossible, the project will implement strategies, in compliance with the WB ESS 5 and the laws of Ghana, that will minimise or mitigate the negative impacts of land acquisition and involuntary resettlement on affected people and communities and restore their livelihoods to the pre-sub-project levels, or better.

Land Acquisition, Resettlement and Compensation Payment.

Prior to the implementation of every sub-project, the Project Implementation Unit (PIU) will screen the proposed sites to determine the type of environmental and social risks and impacts and instruments that will be required. The screening, which will be done in collaboration with the Environmental Protection Agency (EPA), will facilitate the determination of whether the subproject will lead to land acquisition, loss of livelihood, relocation, and/or involuntary restriction to legally protected areas and natural resources and the preparation of instrument proportionate to the risks and impacts identified.

Eligibility Criteria

The general eligibility criteria, according to the ESS 5 of the World Bank Environmental and Social Framework, include affected persons: a) who have formal rights to land or assets; affected persons, b) who do not have formal legal rights to land or assets, but who have recognised or recognisable claim under national law; and c) who have no recognisable legal right or claim to the land assets they occupy or use.

A major underlying difference between the national policies and the WB's requirement lies in how they treat property rights. Whereas national policies recognise and compensates individuals with documented rights to the land, the WB ESS 5 principles call for a census to be implemented to identify all those who will be affected by the projects. This includes individuals with no legal right to the land but whose economic livelihood depends on the land, individuals who have no documented or legal ownership to the land, and renters as long as they occupy the land prior to the cut-off date. Also, whereas Ghanaian policies and legislations do not specifically mention livelihood restoration and transition and moving allowance, this is a requirement under ESS5.

Valuation of Entitlement

The Land Valuation Division (LVD) of the Lands Commission, the state institution with mandate to oversee government valuation of assets will lead the valuation of affected land in all resettlement activities. There will be different valuation approaches and rates for different assets that will be affected. Urban lands will be valued at market value of land in equivalent area whereas agricultural lands will be valued at the market value for land of equal productive potential or use located in the vicinity of the affected, in addition to cost of preparing the land to levels similar to those affected land. The Full Replacement Cost approach will be adopted for affected houses and other structures. Other compensation considerations will include livelihood assistance, resettlement assistance, vulnerable support, and disturbance allowance.

Implementation Arrangement

The implementation of the RPF will involve other institutions relevant to the resettlement process. The PIU at MESTI will provide the overall oversight for the development and implementation of the RAP; the WB will review and approve the RPF and the RAP as they are developed and shared; the Ministry of Finance (MoF) will be responsible for facilitating the release of funds for project activities, including the

funds for resettlement and relocation of PAPs on behalf of the GoG; the EPA will ensure that newly allocated lands for resettlement are environmentally friendly; the RAP consultant together with LVD will the LVD will review the RAP and validate valuations for Government to release funds for compensation payment; and LVD and CSOs/NGOs will be involved in monitoring implementation of the RAP and the traditional leaders will assist in the identification of Project Affected Persons (PAPs) and the redress of grievances.

Grievance Redress

A Grievance Mechanism that will comprehensively address the complaints of the Project Affected Persons (PAPs) will be developed. The GM will provide a formal avenue for PAPs to register their concerns and for these to be addressed in a timely, transparent, and impartial manner. A GM will not prevent a person's desire to seek redress at the Courts, should they be dissatisfied by the outcomes. The Alternative Dispute Resolution will also be opened to dissatisfied complainants. Depending on the nature of the grievance, a grievance is expected to be resolved between two weeks and two months, excluding those that are referred to the Courts.

Monitoring and Evaluation

The focus of M&E will include verifying that the principles and procedures of the RPF are followed during development and implementation of the RAP; RAP implementation is in accordance with the schedule; whether RAP implementation has to be adjusted due to changes that have occurred; whether complaints and grievances are being properly and effectively addressed; and inform decisions to resolve problems encountered during RAP implementation.

Budget

The indicative cost of RPF and RAP preparation and implementation is estimated at two hundred and twenty-five thousand five hundred United States Dollars (USD 225,500.00).

1.0 INTRODUCTION

1.1 Background



Nsa ko, na nsa aba (Hand Go, Hand Come): Help, Support, Cooperation.

Coastal areas in Ghana are essential for livelihoods and economic growth. Ghana's economy has been growing steadily and the country is heavily dependent on agriculture, natural resources such as fisheries, minerals, and timber. Unfortunately, Ghana's economic success over the last decade has come at a price, particularly for the country's coastline. About eighty per cent of its industrial activities, such as oil and gas production, port operations, and the generation of thermal power, are concentrated along the coast, in addition to coastal agriculture and fishing.

As in other West African countries, the degradation of coastal resources and ecosystems in Ghana is accelerating due to increasing population pressure on the coast and climate change. The deterioration of the coast is leading to significant and potentially irreversible loss of critical ecosystems such as beaches and mangroves, which provide important coastal protective and social services (livelihoods, food, protection from storm surges, and timber).

Ghana coast consists mostly of a low sandy shore, behind which stretches the coastal plain. Except in the western region of Ghana where forest comes down to the sea, the plain is mostly flat and generally covered with grass and scattered fan palms. Ghana's coastal wetlands include lagoons, lagoon depressions, swamps and marshes, and the intervening higher land within the coastal catchments. Along the coast, there are about 90 lagoon systems. Ghana has 5 coastal wetlands which are designated as Ramsar sites under the Convention on Wetlands of International Importance. The coastal economy is driven in large part by exploitable natural resources vital for the entire country and resource-based economic development. Coastal livelihoods are diverse, including extractive industries (minerals mining, oil and gas production, forestry, cement production, aluminum smelting, sand extraction, thermal electricity generation, hydroelectricity generation, fishing, and salt production); plantations, cropping, and coastal agriculture (rubber, oil palm, coconuts, and farming of other export crops); and small enterprises.

The Government of Ghana, through the Ministry of Environment, Science, Technology, and Innovation (MESTI), is seeking financial support from the World Bank to develop and implement the West Africa Coastal Areas Resilience Investment Project II. Ghana was not part of the initial West African Coastal Areas (WACA) Project, but WACA ResIP II is designed to include Ghana. Project activities are expected to include interventions on policy and institutions, site investments, social development, and establishment of a Project Implementation Unit (PIU).

The WACA Project prepared under the World Bank Environmental and Social Framework (ESF), which requires the Borrower to comply with the relevant Environmental and Social Standards (ESSs) applicable to the Project. The World Bank ESF requires that MESTI assesses and mitigates the potential environmental and social risks and impacts of the proposed activities under the Project. This also applies to the national Environmental Assessment (EA) Regulations (LI 1652), and the Ghana Land Act 2000 (Act, 1036) which require such undertakings to undergo the required environmental and social assessment. Preliminary assessment shows that the following eight (8) World Bank ESSs will be relevant to the project implementation:

- ESS1: Assessment and Management of Environmental and Social Risks and Impacts

- ESS2: Labour and Working Conditions
- ESS3: Resource Efficiency and Pollution Prevention and Management
- ESS4: Community Health and Safety
- ESS5: Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement
- ESS6: Biodiversity Conservation and Sustainable Management of Living Natural Resources
- ESS8: Cultural Heritage
- ESS10: Stakeholder Engagement and Information Disclosure

Applicable World Bank Environmental and Social Standards: The applicable ESS for the preparation and implementation of this RPF are ESS 1, ESS 5, and ESS 10.

1. ESS1 on Environmental and Social Assessment is relevant to guide the screening of all subprojects to determine the environmental and social risks and impacts associated to the proposed intervention.
2. The ESS5 is relevant to guide the mitigation of the social risks and impacts of projects relating physical and economic displacement of individuals or groups or communities. It is relevant in guiding the preparation of the required Resettlement Policy Framework (RPF) for this project.
3. ESS10 on Stakeholder Engagement and Information Disclosure is relevant to guide stakeholder consultations with project affected parties.

1.2 Rational and Objective of the Resettlement Policy Framework

This RPF is developed to broadly establish and clarify the resettlement principles, organisational arrangements, eligibility criteria, compensation entitlement, and funding mechanisms for any resettlement operation that may be deemed as necessary as a result of project implementation. It sets out the guidelines and regulatory and institutional arrangements for the preparation of the Resettlement Action Plans (RAPs) and other social instruments that emanate from outcomes of project-induced involuntary resettlement when project activities are fully defined, and sites/locations are identified. It also provides the required criteria to screen all projects/sub-projects for their potential resettlement impacts and streamline all the necessary procedures to mitigate resettlement impacts/issues.

A framework approach is adopted at this stage, instead of a plan, because project sites, and specific subprojects, are still not known. Once the subprojects are defined, sites are identified and the necessary information becomes available, screening will be conducted and where required, the subproject-specific Resettlement Action Plans (RAP) proportionate to potential risks and impacts will be prepared¹. Project activities that will cause physical and/or economic displacement will not commence until RAPs have been prepared and approved by the Bank and compensation paid to project affected persons.

1.2.1 Objectives of the Resettlement Policy Framework

The objectives of the RPF are:

- To avoid involuntary resettlement or, when unavoidable, minimise involuntary resettlement by exploring project design alternatives;
- To avoid forced eviction

¹An Abbreviated Resettlement Action Plan (ARAP) will be prepared in case less than 200 people are affected by the Project and resettlement impacts are minor.

- To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- To improve living conditions of poor or vulnerable persons who are physically displaced through provision of adequate housing, access to services and facilities, and security of tenure.
- To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant; and
- To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

1.3 Project Area

Broadly, the Coastal Regions of Ghana (Volta, Greater Accra, Central and Western Regions) can be described as the WACA project’s area of concern and the Coastal Districts as the area of influence. The exact locations of project activities have not yet been identified at this stage of Project preparation. Analytical work is underway to develop a Multi-Sector Investment Plan (MSIP) aimed at strengthening coastal risk reduction strategies and climate change adaptation in Ghana. The MSIP will identify coastal hotspots requiring interventions, and develop pre-feasibility studies for grey, green or hybrid options for physical interventions at three high priority sites to be incorporated into this project. The three high priority potential sites being considered during project preparation are:

Site	Description
Korle Lagoon	Korle lagoon has a surface area of approximately 0.127 square kilometres, and it is located within the south-western part of the Accra Metropolis, boarding the Gulf of Guinea at the south. The Lagoon is fed by the Odow River, which flows through the suburbs of Accra, its catchment area covering about 60% of the city. There are a number of settlements close to the Korle Lagoon. These include Jamestown, Korle Gonno and a major slum known as Old Fadama or Sodom & Gomorrah.
Densu Delta	The Densu Delta wetland is located at about 11km west of Accra and comprises of an open lagoon, salt pans, freshwater marsh and shrub, and sand dunes. The wetland is fed mainly by the Densu River, which forms part of the Coastal River System and serves as a source of drinking water for over half of the population in Accra, the capital of Ghana. The Delta is surrounded by many communities including Kokrobite, Bortianor, Tsokome, Tetegu, Faana Chemuena, Gbegbeyiese and Shiabu,
Keta Lagoon Complex	The Keta Lagoon Complex Ramsar Site (KLCRS) covers part of the Volta River estuary. It comprises several small islands and a complex of lagoons with varying salinity. The KLCRS is the largest among all the wetland ecosystems distributed along the coast of Ghana. The Ramsar site covers a surface area of approximately 2840 km sq ² . It is situated in the southern part of Volta Region about 140 km east-

²Duku, E.; Mattah, P.A.D.; Angnuureng, D.B. Assessment of Land Use/Land Cover Change and Morphometric Parameters in Keta Lagoon Complex Ramsar Site, Ghana. *Water* **2021**.

Site	Description
	northeast of the capital city of Accra. The KLCRS encompasses Keta Lagoon and the surrounding floodplains, consisting of extensive mangrove stands, scrub, marsh, fig-trees, and farmlands. The Keta Lagoon is an extensive and brackish waterbody situated to the east of the Volta River estuary and separated from the sea to the south by a narrow sandbar. The lagoon is surrounded by many communities. The towns include Anloga, Woe, Keta and Kedzi to the south, Aborlove Nolopi, Anyako and Anlo Afiadenyigba to the north, Kodzi, Alakple and Tregui to the west and Denu and Adina to the east. Seva is an island located in the Keta Lagoon. Other islands include Dudu with no human habitation and Netivi Kpota where there are coconut trees.

1.4 Methodology and Approach

An integrated methodological approach was used towards the preparation of the RPF. This approach includes desktop studies, which include the review of relevant project documents, national legislations, policies, and guidelines, and WB policies; stakeholder identification, consultation, and engagement; and field interviews, including focus group discussions (FGDs) and interviews with key informants, community leaders, community members, chiefs, and opinion leaders, and Metropolitan, Municipal, and District Assemblies (MMDAs) overseeing the communities.

The team adhered to the national and WHO COVID-19 protocols and the World Bank guidance note for stakeholder engagements and consultations during COVID-19 pandemic. FGDs were held with appropriate social distancing and safety protocols such as hand sanitising, wearing of nose masks, and registration of participants to facilitate contact tracing and treatment if it becomes necessary. Virtual tools such as emails, telephone calls, and other internet-based tools were also used to collect the needed data. Face-to-face engagements were used in situations where virtual tools were impossible to implement or could not yield the required data. Section 6 of this RPF provides information on Public Consultations.

The following methods were adopted towards the preparation the RPF:

1.4.1 Desk Review

This involved review of project-related documents (such as Project Concept Note (PCN), Project Information Document (PID), concept stage Environmental and Social Risk Summary (ESRS), draft Project Appraisal Document (PAD), Mission Aide Memoires, stakeholder consultation briefs and other technical reports), national legislations, policies, national strategy and action plan documents on coastal management and governance, marine ecosystem management, wetland conservation, as well as the World Bank Environmental and Social Framework and Standards.

1.4.2 Stakeholder Identification and Consultation

Different strategies in identifying relevant key, primary, and secondary stakeholders were employed. Figure 1 shows the systematic process used to identify and engage the WACA Resilience Investment Project II stakeholders.

- **The first step** involved reviewing documents to identify participants. This was done together with a snowballing process to identify other relevant stakeholders not captured by any list.

- **The second step** involved creating and analysing the profiles of project stakeholders based on the stake they have in the project and what their interest and influence in the project.
- **The third step** involved mapping planned engagements with stakeholders based on emerging concerns that need to be addressed. Key messages were mapped to stakeholders and the effective channel of communication.
- **The fourth step** involved the actual engagement of project stakeholders based on a clearly defined strategy that met the needs of the various stakeholder groups.
- **The fifth step** is an inbuilt mechanism that the team used to monitor and evaluate the engagement process to measure how effective it is using feedback from the various stakeholders.

Depending on the outcome of the fifth step, the team redefined the stakeholder engagement strategy, which feeds directly into step three, Planning the Engagements, or step four, Engaging Stakeholders. The process was iterative, responsive, and dynamic in order to respond to stakeholder concerns in a timely and socially desirable manner.

1.4.3 Stakeholder Engagement and Participatory Public Consultations

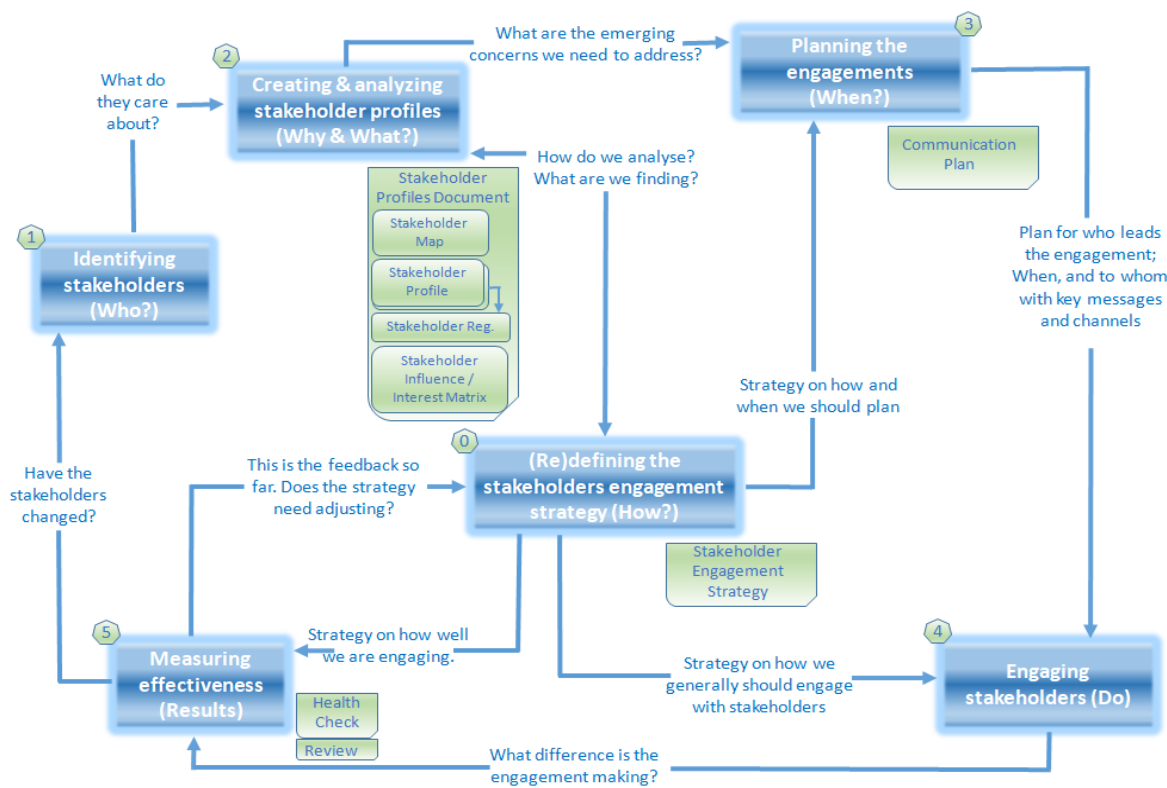


Figure 1. WACA Resilience Investment Project II stakeholder identification Process

The consultations and discussions with stakeholders included key government Ministries, Departments and Agencies (MDAs), Metropolitan, Municipal and Districts Assemblies (MMDAs), Assembly, Local Council and Unit Committee Members, CSOs/NGOs, Customary Land Secretariats in beneficiary communities, Traditional Authorities, Opinion Leaders, Community Members of participating communities, Project Affected Persons

(PAPs), youth and women associations, Persons with Disabilities, among others. Annex 2 presents the list of stakeholders consulted.

1.4.4 Analysis of Policies and Regulatory Framework

The team analysed the policies and regulatory frameworks relevant to the RPF including involuntary resettlement and compensation related issues of the project.

A comparative analysis of the World Bank Environmental and Social Framework (ESF) and national policies and regulations was undertaken to identify the gaps and provided measures for filling the gaps.

1.4.5 Baseline data collection at project areas

Field data collection was conducted to obtain baseline information on the project areas such as land ownership and land tenure; land acquisition; past involuntary resettlement activities; cultural resources; grievance redress mechanisms; and livelihood opportunities. Baseline information on the socio-economic conditions (population, household size, literacy, poverty, employment status, economic activities, among others) was also gathered from literature.

The team visited the following proposed project areas: (i) Keta Lagoon Complex (Dzita – Anloga – Kedzi) (ii) Densu Delta, located at Dansoman and (iii) Korle Lagoon, located close to the outfall of the Odaw River (Table 1)

The field data collection allowed the team to assess the perceptions and willingness of individuals to participate in the WACA project, especially in subprojects that involve relocation and resettlement.

Table 1: Coastal Communities Consulted and Engaged

Priority Sites	Coastal Communities Consulted
Keta Lagoon Complex	Vodza-Adzido
	Anlo-Afiadenyigba
	Alakple
Korle Lagoon	James Town
	Korle Gonno
	Old Fadama / Agbogbloshie
Densu Delta Ramsar Site	Chemuena
	Gbegbeyiese
	Shiabu
	Tsokome
	Kokrobite

2.0 PROJECT DESCRIPTION



Nsoromma (Children of the heavens [stars]): Guardianship. God is the father and guardian.

Ghana's coast consists mostly of a low sandy shore, behind which stretches the coastal plain. The coastal wetlands include lagoons, lagoon depressions, swamps and marshes, and the intervening higher land within the coastal catchments. Five coastal wetlands are designated as Ramsar sites under the Convention on Wetlands of International Importance.

Coastal livelihoods in Ghana are diverse. Industrial economic sectors include minerals mining, oil and gas production, cement production, aluminium smelting, sand extraction, thermal electricity generation, and hydroelectricity generation. Productive sectors include forestry and plantations, fishing and aquaculture, salt production, as well as coastal agriculture for rubber, oil palm, coconuts, and farming. Many livelihoods are also derived from medium and small enterprises including trading centres and shops.

Programme Development Objective: The main Programme Development Objective (PDO) is to strengthen the resilience of targeted communities/countries and areas in coastal Western Africa. Ghana is one of the three targeted countries. The project plans to restore coastal ecosystems, especially mangroves, to reduce the risk of erosion and flooding, including restoration of abandoned rice paddies and the water system. It builds on an ongoing project, the WACA Resilience Investment Project. The project will address the underlying issues of a) coastal retreat and increased flooding incidences that causes loss of housing, assets, and land, and b) Coastal and marine pollution affecting the quality of coastal ecosystems. The constraints to sustainable development are a) lack of coastal management and planning, b) insufficient integration of social development in environmental and social protection and resilience, and c) lack of financial planning and adequate solutions.

Project Components: The Project has four components:

Component 1: Strengthening Regional Integration (US\$18 million). The IDA Regional Window is proposed to provide grants to concerned regional entities to facilitate collective action to address shared goals while taking advantage of economies of scale by acting together. The objective of the regional integration component is to strengthen the effective coordination of interventions for coastal resilience in West Africa at the regional and national levels. This is achieved through the consolidation of the regional institutional set-up and harmonisation of policy, to seek economies of scale and the development of new strategic partnerships needed for the scale-up of response to the coastal resilience development challenge. Under the first WACA ResIP implementation is moderately satisfactory as per the Implementation Status Report, primarily due to fiduciary parameters.

As part of the ongoing WACA ResIP I (P162337), the WAEMU contracted IUCN to establish the Regional Implementation Support Unit (RISU) to support implementation of country projects and coordinate regional technical activities, facilitate access to high level expertise, promote exchanges of know-how for E&S support to the six first WACA countries. The RISU has an environmental and a social specialist.

Under WACA ResIP II, IUCN will continue support for project management, technical assistance, and coordination of partnerships and consolidate its Helpdesk function with its Regional Implementation Support Unit (RISU) based in Dakar. The RISU staff, integrated to the IUCN Marine and Coastal Program (MACO), will support countries and regional partners on all components of project management: (i) program coordination; (ii) coordination of partnerships and institutional development; (iii) monitoring, evaluation, reporting and knowledge management; (iv) financial and administrative management; (v) procurement, (vi) communication; and (vii) E&S framework management.

IUCN in collaboration with implementation partners will also provide technical support and capacity building to WACA countries in various fields, including implementation of physical investments (coastal engineering, nature-based solutions), provision and improvement of planning tools (ICZM, GIS, marine spatial planning) and management of marine protected areas. They will organize virtual or face-to-face training sessions, workshops, and provide advice and technical assistance on a permanent basis. IUCN will mobilize its internal units, technical experts and external expertise. IUCN will provide technical support to WAEMU including on preparation, monitoring and supervision of WAEMU sub-contracts and agreements with regional institutions (CSE, RAMPAO, PRCM, ABC).

Component 2: Strengthening the Policy or Institutional Frameworks (US\$18.0 million). This component will support countries to develop policy frameworks necessary to implement integrated coastal zone management plans and strategies at the national, and link these to regional levels. Specifically, it will provide support to national and sub-national institutions with mandates for the development and management of coastal zones to develop and implement national coordination mechanisms, strengthen policy frameworks for coastal management, ensure that activities strengthen national Blue Economies (and develop frameworks where needed), and promote proper management and protection of critical coastal ecosystems that provide significant services to nearby communities, including natural protective assets against flooding, pollution or erosion.

Component 3: Physical and Social Investments. Sub-component 3.1: Physical investments (US\$113.0 million): The project will finance a mix of grey, green, and hybrid infrastructure solutions at multiple sites to reduce risks of flooding and erosion. Nature-based solutions include submerged native aquatic vegetation, mangrove protection and reforestation to serve as a buffer to inundation and sea-level rise, and/or nourishment of shorelines and dunes between communities and the sea. Potential grey solutions include small-scale localised infrastructure such as groynes or breakwaters for erosion control/sediment management and tidal wave attenuation, while hybrid solutions incorporate both approaches depending on site-specific needs and characteristics. Based on systems analyses, risk level assessments, and extensive stakeholder consultations, priority areas to be addressed by the project through infrastructure measures include the Korle Lagoon, Densu Delta, and Keta Lagoon. The project will also support interventions for social development and economic recovery based on the needs of affected coastal communities through community-based sub-projects. Special attention will be given to ensure opportunities for marginalised groups, including women, artisanal and small-scale fishers, persons with disability, and the elderly. Site selection is being finalised through a series of government-led consultations with communities, civil society, private sector, traditional authorities, and other stakeholders. Outcomes of these consultations were incorporated into the project's planning and design. For those sites identified as requiring urgent interventions but not financed by this project, this component will support Government to carry out necessary further technical studies and develop project concepts to seek financing through the WACA Marketplace or other venues.

Physical investments. Physical interventions under this component will support adaptation measures for protection, retreat, or accommodation, or a combination thereof at three locations: Korle Lagoon, Densu Delta, and Keta Lagoon. Nature-based physical protection measures will include protection and restoration of mangroves and other submerged native aquatic vegetation to reduce flooding hazards, and beach nourishment and dune rehabilitation to address coastal erosion. Grey solutions may include the construction of groins, dykes, seawalls, revetments, or other infrastructure. The type of intervention to be utilised will be decided through participatory, multi-stakeholder engagement, that provides the greatest benefit to coastal communities while also provided significant co-benefits, including sustainable job creation, diversified livelihood opportunities - with no or minimum social and economic adverse impacts on people.

The Korle Lagoon

The Korle Lagoon serves as the main outlet for all drainage channels in Accra. Though not a designated Ramsar site, Korle Lagoon can provide significant ecological benefit to the greater Accra area by serving as a natural buffer against flooding during heavy rainfall events. However, its ability to do so is severely limited due to the regular accumulation of plastic and other solid waste at the non-functional weir located on the northern end of the lagoon, and to the accumulation of marine sediment at the seaward outlet at the southern end of the lagoon. WACA ResIP 2 aims to address the accumulation of marine sediment at the outlet of the lagoon, thereby minimising the obstruction to water flow within the lagoon and past the Old Winneba Road bridge. The project will do so by rehabilitating and extending the existing breakwater located at the outlet of the lagoon. Additionally, WACA ResIP 2 will dredge the existing sediment at the outlet and remove the foundations of the old bridge that are blocking the outflow of water and serving as an accumulation point for sediment. Following the completion of these works and improved management of solid waste within the lagoon, WACA ResIP 2 will support the restoration of the lagoon – approximately 42 hectares – to improve its ecological status and hydrological function. Restoration measures will include revegetation of native flora within the lagoon, creation of a green buffer zone around the lagoon to serve as a community asset and increase the areas absorptive capacity during rainfall events, and stabilisation of the lagoon’s eroding slopes through revegetation and riprap retaining structures.

The Densu Delta Ramsar Site

The Densu Delta Ramsar site comprises an open lagoon, salt pans, freshwater marsh, scrublands, and sand dunes over an area of 5,893 hectares. It is fed mainly by the Densu River, which supplies water to over half of the Greater Accra Metropolitan Area (GAMA) through the Weija Dam. The lagoon provides nesting and feeding grounds to dozens of water bird species, contains clusters of mangroves, and is a key livelihood source for nearby communities through commercial fishing and salt mining. However, Densu Delta and its surrounding communities are plagued by floods and coastal recession resulting from rising sea levels, increasing rainfall, and encroachment of settlements which have significantly degraded the vegetation and health of the delta (Figure 8). Coastal erosion also significantly impacts the delta, with shoreline retreat ranging between 0.27m and 3.72m/year in front of the delta. These phenomena notably impact the Dansoman area east of the Delta, and the Tetegu and Glefe settlements which have encroached into the protected area of the delta itself. Shoreline retreat is exacerbated by the extraction of beach sand for construction material by local residents for income generation, which also increases local risk for coastal flooding. During the rainy seasons when the water level in the reservoir exceeds the safe operational level of 13.7m, capacity flooding occurs. The Weija dam is opened by removing the sand bar at the mouth of the Densu River to spill excess water into the sea to prevent it from flooding and collapsing. The floods inundate several homes and properties, displacing people and potentially resulting in casualties. Encroachments also exacerbate flooding, blocking the outflow of water into the delta’s floodplains or seaward during rainfall events. Temporary channels dug by individuals to direct excess water away from their property often exacerbates flooding for nearby residents. Planned, sustainable measures for flood risk mitigation and management are required for the inhabitants in and around the delta as opposed to temporary measures that transfer risk.

In the Densu Delta area, the project will support improved spatial planning and enforcement capacities for existing regulations for protected areas and to minimise further encroachment into the delta ecosystem. Specifically, the project will support improved awareness and capacity for enforcing existing environmental protection regulations regarding sand mining and removal, Ramsar site management guidelines for wetland conservation, and building regulations and permitting to prevent further encroachment and settlement on highly vulnerable sites. The project will explore potential flood control measures that reduce risk rather than transfer risk. For improved management of coastal erosion, the project will support measures including

the restoration and fixation of sand dunes within the delta, including revegetation, beach nourishment, and works including but not limited to temporary groyne systems (e.g., removable semi-rigid webbing/fencing). The project will also support the protection and restoration of mangroves and coconut trees where possible, critical for fishery health and bird nesting ground, respectively, as well as supplemental income generation for local communities.

The Keta Lagoon

Keta Lagoon is the largest of the over 90 lagoons that are found along the 550 km stretch of the Ghanaian coastline. This low-lying lagoon is 126.13 km in length, surrounded by settlements of several towns, flood plains and mangrove swamps. The Keta lagoon is separated from the sea by a narrow strip of sandbar. This hotspot is prone to annual flooding from the sea and erosion by sea waves. Over the past decades, the area has been threatened by advancing tidal waves resulting in the destruction of schools, homes, and many habitats. The beach fronting this lagoon has been the subject of concern in the last two decades due to rampant erosion and flooding. Over the years population growth, extensive human activities and climate change all contributed to this erosion and dynamics of the lagoon which appears to be degrading. Coastal erosion is severe in the area, with rates of shoreline retreat around the Dzita-Anloga beach area reaching 8-10 meters per year following the construction of the Akosombo dam, and potentially reaching up to 17 meters per year in areas near Kedzi downdrift of the existing Keta Sea Defence system. The projects interventions in the Keta area will focus on the community facing the most urgent need of intervention that stands to benefit most from a hybrid infrastructure approach. Specific sites and interventions will be identified based upon robust community engagement and stakeholder involvement in order to catalyse a national program of action to address long-standing issues of flooding and erosion in the area. Additional activities in the Keta area will include mangrove reforestation and protection, with specific attention to mangrove areas that are threatened by saline intrusion due to coastal erosion and sea level rise degrading the narrow sandbar separating the mangrove habitat from the sea. Pilot studies and works will be carried out to identify native marine vegetation, such as seagrasses, that could be planted and/or expanded in order to attenuate waves that contribute to coastal inundation while improving nearshore ecosystems that can serve as habitat and breeding grounds for marine life.

Subcomponent 3.2: Social Subprojects: The project will support social subprojects for targeted coastal communities. These subprojects will be identified during project implementation using a community driven development (CDD) approach. An operations toolkit will be developed laying out the step-by-step procedures for community mobilization (outreach and sensitization), participatory needs diagnostic, participatory subproject prioritization and selection, subproject proposal preparation, community implementation workplan, subproject closure including community operations and maintenance (O&M) and monitoring and evaluation (M&E), and terms of reference (e.g., feasibility studies and facilitators). The typology of subprojects may include community infrastructure (e.g., wells, schools, and sanitation) and livelihood diversification activities (e.g., aquaculture and innovative oyster production, mangrove nursery and restoration, confectionary soap making and other handicrafts, and plastics and waste management). A negative list of social subprojects has been identified in the Environmental and Social Management Framework (ESMF) and will be excluded from financing under the project. Women, youth, fishers and fish processors, mangrove harvesters, and those engaged in agro industry and tourism are expected to benefit from these subprojects.

Component 4: Project Management. This component will support the establishment and operation of a Project Implementation Unit (PIU) under MESTI. This PIU will work across institutional structures to ensure a coordinated and inclusive approach for project implementation, environmental and social risk management, sustainable and green procurement, and financial management. The PIU is proposed to be

anchored with the Ministry of Environment Science, Technology, and Innovation (MESTI) as implementation agency.

MESTI will hire the PIU staff who will oversee all project-related fiduciary functions, including Environment Specialist, Social Development Specialist, Financial Management (FM) Specialist, Procurement Specialist, Monitoring and Evaluation (M&E) Specialist, etc.

A national Steering Committee has been established to oversee the project and provide guidance on key decisions (such as annual implementation plans), ensure synergy with other initiatives in the country, and represent Ghana in WACA Regional Steering Committee functions.

A national Technical Committee (TC) has been established to provide technical oversight of the project. The TC will serve a quality assurance and improvement function by providing reviews studies, engineering designs, ecosystem restoration schemes, and other key documents produced by the PIU.

Both governance bodies consist of a diverse set of stakeholders, ensuring representation from multiple Government ministries and agencies, sub-national governance bodies, academia, private sector, communities, traditional authorities, trade groups, and civil society.

3.0 POLICY, LEGISLATIVE, AND INSTITUTIONAL FRAMEWORK FOR LAND ACQUISITION AND INVOLUNTARY RESETTLEMENT



*Mmara Krado (Seal of Law):
Justice; authority. Desire for
law and order; law-abiding;
peaceful and harmonious
community.*

The RPF will serve as the reference document for managing land acquisition issues and addressing involuntary resettlement and displacement of Project-Affected Persons (PAPs). This chapter provides a review of applicable laws, legislations, policies, and regulations governing the use of land and other resources in Ghana, the World Bank's Environmental and Social Standards Five (ESS 5), and the institutions responsible for land acquisitions and site-specific RAP preparation and implementation when subproject sites are identified.

3.1 Relevant National Policy and Legal Framework

There are many sources for laws that govern land administration—land use, land expropriation, resettlement, land tenure— in Ghana. Whereas some of these laws are derived directly from the 1992 Constitution of Ghana, policy or legislative instruments, and statutory enactments, others come from judicial decisions, common law principles and customary laws and practices. This section reviews policy, legal and institutional frameworks relevant to land acquisition, property loss, and involuntary resettlement under the WACA Project, which will be applicable towards the preparation of RAPs during the implementation of future sub-projects. These include:

1. The 1992 Constitution of the Republic of Ghana
2. National Land Policy 1999
3. Land Act, 2020 (Act, 1036)
4. Land Use and Spatial Planning Act, 2016 Act (925)
5. Lands Commission Act, 2008 (Act 767)
6. Office of the Administrator of Stool Lands Act, 1994 (Act 481)
7. Survey Act, 1962 (Act 127)
8. The Lands (Statutory Wayleaves) Act, 1962 (Act 183)
9. Local Governance Act, 2016 (Act 936)
10. Minerals and Mining Act, 2006 (Act 703)
11. Minerals & Mining (Compensation and Resettlement) Regulations, 2012, LI 2175
12. The Right to Information Act, 2019 (Act 989)
13. Ghana National Gender Policy, 2015
14. Persons with Disability Act 2006, (Act 715); and
15. Alternative Dispute Resolutions Act, 2010 (Act 798).

3.1.1 Policies and Legal Frameworks on Land Use and Land Acquisition

Component three of the WACA Project II encapsulates activities with subprojects that will require civil works and construction. This could lead to the relocation and resettlement of PAPs. In situation where these occur, it is required that individuals are restored to their pre-project standard of living, or better. In some situation, this may involve restoration of economic livelihood, in some cases it may involve the

relocation – that is, the allocation of new parcel of lands to the PAPs. The decision of which option to use depends on the type of land ownership and property rights that exist between the individual and the affected piece of land. These policies and legal frameworks addressing land ownership, land use, and compulsory land acquisition in Ghana leading to involuntary resettlement will be helpful should such circumstances prevail.

The 1992 Constitution of the Republic of Ghana

Article 18 of the 1992 Constitution of Ghana protects the rights of the individual to own property. Specifically, it states that “*Every person has the right to own property either alone or in association with others*”. Under Article 20 (1-6), the constitution addresses compulsory acquisition of land and resettlement of displaced individuals. The article states that there will be no compulsory acquisition of property unless such acquisition is made in the interest of defence, public safety, public order, public morality, public health, town and country planning, or the development or utilisation of property to promote public interest. The second condition requires that the necessity for the compulsory acquisition is clearly stated and should provide reasonable justification for causing any hardship that may result to any person who has interest in, or right over, the property. In such compulsory acquisition by the State, there shall be the provision for prompt payment of fair and adequate compensation as well as a right of access to a High Court by any person who has interest in, or right over, the property for the determination of their interest or right and the amount of compensation entitled. Subsection 3 calls for the resettlement of people who are displaced by any such compulsory acquisition with due regard to their economic well-being and social and cultural values. Any property compulsorily taken possession of or acquired in the public interest or for a public purpose shall be used only in the public interest or for the public purpose for which it was acquired.

National Land Policy of 1999

The Land Policy of Ghana aims at the judicious use of the nation's land and all its natural resources by all sections of the Ghanaian society in support of various socio-economic activities undertaken in accordance with sustainable resource management principles and in maintaining viable ecosystems. The specific objectives of this policy include: -

- Ensure that shared water bodies are utilised to the mutual benefit of all stakeholder countries.
- Ensure that every socio-economic activity is consistent with sound land use through sustainable land use planning in the long-term national interest.
- Protect the rights of landowners and their descendants from becoming landless or tenants on their own lands.
- Ensure the payment, within reasonable time, of fair and adequate compensation for land acquired by government from stool, skin or traditional council, clan, family, and individuals.
- Instil order and discipline into the land market to curb the incidence of land encroachment, unapproved development schemes, multiple or illegal land sales, land speculation and other forms of land racketeering.

This Policy is relevant to the Project as the use of any land for the project interventions will be done in a sustainable manner and, such interventions will be determined through the land use planning guidelines in the respective beneficiary District Assemblies.

Land Act, 2020 (Act, 1036)

The Land Act, 2020 (Act 1036) seeks to revise and consolidate the laws on land, with the view to harmonising those laws to ensure sustainable land administration and management, and effective land tenure. The Act seeks to consolidate the various legislation on land into one enactment to provide easy

access to legislation on land and help remove the overlaps and inconsistencies associated with land legislation. The Act also seeks to complement the Lands Commission Act, 2008 (Act 767), the Office of the Administrator of Stool Lands Act, 1998 (Act 481) and the Land Use and Spatial Planning Act, 2016 (Act 925), with the view to providing a comprehensive legal regime for the land sector in Ghana and also support decentralised land service delivery to bring about efficiency, cost-effectiveness, and enhanced accessibility to land.

The Land Act 2020 identifies five types of interests in land: allodial title; common law freehold; customary law freehold; usufructuary interest; leasehold interest; and customary tenancy.

- **Allodial title:** Allodial title is the highest or ultimate interest in land. It is held by the State, or stool, or clan or family or an individual and may have been acquired through compulsory acquisition, conquest, pioneer discovery and settlement, gift, purchase, or agreement.
- **Customary law freehold:** The customary freehold is an interest which arises from a transaction under customary law, and it is an absolute interest in land which is not subject to any proprietary obligations but is subject to the jurisdictional and cultural rights of the stool or skin, or clan or family which holds the allodial title. It is acquired when a person or group of persons, where the law permits, purchase land outright from the stool or skin, or clan or family which holds the allodial title or acquired by gift or inheritance; and of perpetual duration and is inheritable and alienable without the consent of or payment to the stool or skin, or clan or family.
- **Common law freehold:** A common law freehold arises from a transaction to which the rules of law, generally known as common law, are applicable and is of perpetual duration or for any other uncertain duration subject to the interest of the State, the jurisdictional and cultural rights of the stool or skin, or clan or family which holds the allodial title, and is held free from obligations to any other person. It is inheritable and alienable.
- **Usufructuary interest:** Usufruct is an interest in land, which is acquired in the exercise of an inherent right by a subject or a member of a stool or skin, or family or clan which holds the allodial title through the development of an unappropriated portion of the land of the stool or skin, or family or clan or virtue of an express grant. Usufruct interest can also be acquired through settlement for a period of not less than fifty years, with the permission of the holder of an allodial title by a non-indigene or group of non-indigenes or the descendants of the non-indigene or group of non-indigenes, except where the settlement is on agreed terms. It is inheritable and alienable.
- **Leasehold interest:** A lease is an interest in land for a duration which is certain or capable of being ascertained. It comes about when a person who holds an allodial title, customary law freehold, common law freehold or usufructuary interest conveys to another person an interest in land for a specified term subject to terms and conditions and may, in the case of a sublease or an assignment, arise when the holder of a leasehold interest grants a sublease out of that interest or assigns that interest. A leasehold does not exhaust the interest of the grantor in the land.
- **Customary tenancy:** A customary tenancy is an interest in land which is created by contract. It arises where a stool or skin, or clan or family which holds the allodial title or a person who holds a customary law freehold or usufructuary interest enters into an agreement with another person to grant that other person an interest in land upon agreed terms and conditions. These types of tenancies are usually share-cropping arrangements. Under “abusa” tenancy, the tenant farmer is entitled to a third of the produce from the land, while under “abunu” tenancy, the farmer is entitled to half of the produce. Other forms of customary tenancies in which the consideration from the tenant is not sharing of crops but cash or a combination of crops and money exist.

The Act makes significant improvements outlining the legal framework for customary land rights. It clarifies some of the issues which had been a source of doubt in the interpretation of land legislation, introducing

new concepts, such as the Customary Land Secretariat, to provide a mechanism for a more efficient customary land administration. Hitherto, legislation on Customary Land Administration was confined to only Stool and Skin lands. To create a unitary form of Customary Land Administration, clan and family lands have been included in the provisions that deal with stool and skin lands. For example, chiefs, *tendanas*³, clan heads, family heads, or other authorities in charge of the management of stool, skin, family, or clan lands are now designated as fiduciaries with a duty to discharge their functions for the benefit of the stool, skin, family, or clan. This is because family lands are all lands held in trust for various corporate tenure, and heads of these corporate groups are fiduciaries, accountable to the people, as indicated in Clause (9) of Article 36 (t) of the Constitution.

Spousal Acquisition

Pursuant to Article 22 of the Constitution and international best practices, the Land Act provides that property acquired for valuable consideration by spouses during marriage is presumed to be owned by the spouses as tenants in common, unless a contrary intention is expressed. The Act also provides that property acquired in marriage is to be registered in the names of the spouses unless a contrary intention is expressed. It further provides for the consent of the spouses in the disposition of such property. In matters on compensation of project affected persons, provisions in the Land Act regarding spousal rights must be taken into consideration.

Compulsory Acquisition of Land and Related Compensation

Chapter Seven of the Act addresses “Acquisition of Land by the State”. Section 233 under *Power of the State to compulsorily acquire land for public purposes*, the Act states that “the State may compulsorily acquire any land where the acquisition of that land is necessary (a) for a public purpose and in the interest of defence, public safety, public order, public morality, public health, town and country planning, resettlement purposes or for the running of essential services; (b) for a road, a highway, a railway, a bridge, a pipeline, a canal, a dam, a sewerage system or any public utility service; or (c) in order to secure the development or utilisation of that land or other land in a manner that promotes the public benefit.”

Availability of funds for payment of compensation: 238(1) Compulsory acquisition of land shall not be undertaken or facilitated by the Lands Commission unless the intended user of the acquired land proves in writing to the satisfaction of the Commission that the funds for the payment of compensation and other costs associated with the acquisition have been paid into an interest yielding escrow account.

Compulsory acquisition procedure: Sections 240 to 249 outlines compulsory land acquisition procedure. Section 244 discusses consultation with stakeholders. Section 244(1) states that “a compulsory acquisition of land shall not be undertaken by the State unless (a) the Lands Commission has consulted the persons with interest in the Land to be affected and occupiers of the lands to be affected, the traditional authorities and community leaders, and (b) the concerns of the persons with interest in the land to be affected, occupiers, and community leaders have been taken into consideration”.

Service of Notice: The Lands Commission is expected, under the Act, to “serve copies of notice in the manner specified in section 249 on (a) the occupier of the land; (b) the registered proprietor of the land, where the person is not the occupier of the land; (c) any person having a registered interest in the land; and

³ The *tendana* or “land priest” holds control over land ownership in most rural communities in northern part of Ghana. He is traditionally the community’s spiritual leader, has the mandate to distribute land, and mediate land disputes.

(d) any person who is known by the Commission or whom the Commission has reason to believe has an interest in the land.”

Assessment and payment of compensation: Section 253(1-5) discusses how the Lands Commission will undertake an assessment of the land and how compensation will be paid:

- (1) The Lands Commission shall assess the value of the interest in the scheduled land and the amount of compensation payable which shall be fair and adequate and issue a valuation report in respect of the assessment.
- (2) Where there is no dispute regarding the amount of compensation assessed and the person to whom the compensation is to be paid, the Lands Commission shall pay the assessed compensation promptly.
- (3) A person who is dissatisfied with the assessment of compensation by the Lands Commission may apply to the Lands Commission for a review of the assessment and where that person is still dissatisfied after the review, that person may refer the matter for resolution under the Alternative Dispute Resolution Act, 2020 (Act 798).

Matters to be considered in determining compensation: Section 256 of the Act outlines that issues that should be considered in assessing compensation to be awarded for acquisition. They include:

- (a) Any improvement to the property of the claimant as a result of the acquisition;
- (b) Any damage sustained or likely to be sustained by the claimant as a result of the acquisition;
- (c) Any damage sustained or likely to be sustained by the claimant by reason of the acquisition adversely affecting the other property of the claimant, in any other manner;
- (d) The need of the claimant to change residence or place of business and reasonable expenses incurred as a result of the change;
- (e) An undertaking by the State, person, or corporation on whose behalf the acquisition is made, to construct roads, drains, walls, fences or provide other facilities benefitting any part of the land left unacquired;
- (f) Any other cost that is necessary for the compulsory acquisition; and
- (g) The resettlement of a displaced claimant on the suitable alternative land.

Fair and adequate compensation: Section 258 discusses what is fair and adequate compensation and they include:

- (1) The assessed compensation payable by the Lands Commission to the claimant shall be fair, adequate, and paid promptly.
- (2) A claimant under this section is entitled to be represented by an expert for assessing meaningful compensation.
- (3) Payment for the services of a lawyer or expert under subsection (2) shall be made to successful claimants from the escrow account provided for in section 238.

Disbursement of assessed compensation: According to section 259 of the Act, compensation assessed in respect of the land shall

- (a) Where an usufructuary interest exists, be disbursed as follows:
 - i. sixty per cent to the holder of the usufructuary interest; and
 - ii. forty per cent to the holder of the allodial title;
- (b) where there is no usufructuary interest, be paid to the holder of the allodial title or the holder of the freehold interest; or
- (c) where the land is subject matter of a tenancy,

- i. as between a holder of the allodial title or a freehold interest and a customary tenant, the compensation payable for the land shall, subject to express agreement to the contrary, be sixty per cent to the holder of allodial title or the freehold interest and forty per cent to the customary tenant; or
- ii. as between a holder of the allodial title, a holder of a usufructuary interest and a customary tenant the compensation payable for the land shall, subject to express agreement to the contrary, be forty per cent to the holder of the allodial title, thirty per cent to the holder of the usufructuary interest and thirty per cent to the customary tenant.

Under subsection (2), compensation for loss of buildings, crops or other improvements shall be paid to the owners of the building, crops, or other improvements.

- **Delay in Payment:** Section 261 discusses delays in payment of compensation. According to the Act, anyone who is aggrieved by a delay in the payment of compensation due to that person may apply to the High Court for the purpose of obtaining prompt payment of compensation.
- **Resettlement of displaced inhabitants:** According to Section 265(1) of the Act, the Lands Commission or any other person directed by the President shall settle the displaced inhabitants on suitable alternative land with due regard for their economic well-being and the social and cultural values. Subsection (3) requires the Lands Commission or the person appointed by the President to prepare a resettlement plan, in consultation with the inhabitants, which shall provide for, among other things, (a) the persons who will suffer any loss of assets, income or sources of livelihood; (b) the persons to be displaced and the place where the persons are to be resettled; (c) the arrangements to facilitate resettlement and integration of the social and cultural values of the displaced persons; (d) the manner and form in which compensation is to be assessed and paid; (e) the heads of compensation payable; and (f) an estimate of the compensation payable and of the resettlement expenses.

Temporary Land Occupation

Chapter Nine of the Lands Act (1036), Section 271 to 276, discusses the processes for Temporary occupation of land. In summary, the President may authorise the temporary occupation of land if it deems it to be in the interest of, or conducive to, the welfare of the public (271(1)). Temporary occupation is limited to five years, renewable for another five years after which the land may be returned to the owner (4). If after this renewal expires and the land is not returned to the owner, the state shall within one year after the expiration commence the process to compulsorily acquire the land (5). The State through the Lands Commission will pay the owner of the land annual amount of money which should be adequate for the land based on full rental value (6) and this should take cognisance of the location, size, existing use, and other market factors affecting the land; the benefits derived by the affected landowners; and any appreciation in value attributable only to the occupation and use of the land by the State. On expiration of the occupation, the state shall restore the land to the condition in which the land was before the occupation or use, failing that restoration, compensation shall be paid for any damage done to the land, or for the extent by which the value of the land has been reduced due to the occupation or use (273).

Land Use and Spatial Planning Act, 2016 (Act 925)

The Land Use and Spatial Planning Act, 2016 (Act 925) establishes the Land Use and Spatial Planning Authority with the functions to:

- Prepare and provide for the technical human settlements planning component as may be required by the National Development Planning Commission for inclusion in the national development plans or infrastructure plan prepared by the Commission;
- Develop the capacities of the District Assemblies (DAs) and other institutions for the effective performance of spatial planning and human settlement management functions;
- Ensure 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 and catchment areas, open spaces, and public parks; and
- Ensure the exploitative use of natural resources for agriculture, mining, industry, and other related activities do not adversely impact on human settlements.

Given the functions of the Authority, the Act seeks to provide for sustainable development of land and human settlements through a decentralised planning system and ensures judicious use of land in order to improve the quality of life, ensure health and safety in respect of human settlements and to regulate national, regional, district and local spatial planning, and generally to provide for spatial aspects of socioeconomic development.

Lands Commission Act, 2008 (Act 767)

The Act provides for the establishment of the Lands Commission to integrate, subject to the Constitution, the operations of public service land institutions under the Commission in order to secure effective and holistic land administration. The Commission, among other things, is responsible for managing public lands and any other lands vested in the President by the Constitution and by any other enactment or the lands vested in the Commission; advising the Government, local authorities and traditional authorities on the policy framework for the development of particular areas to ensure that the development of individual pieces of land is co-ordinated with the relevant development for the area concerned; formulate and submit to Government recommendations on national policy with respect to land use and capability; advise on, and assist in the execution of, a comprehensive programme for the registration of title to land; and facilitate the acquisition of land on behalf of Government. The 1992 Constitution (Article 267(3)) requires that there shall be no disposition or development of any stool land unless the Lands Commission of the region in which the land is situated has certified that the disposition or development is consistent with the development plan drawn up or approved by the planning authority for the area concerned.

Administrator of Stool Lands Act, 1994 (Act 481)

The Office of the Administrator of Stool Lands Act, 1994 (Act 481) provides the establishment of stool land account for each stool, collection of rents and the disbursement of such revenues. The Administrator is charged with the management of stool lands and in accordance with the provisions in the 1992 Constitution, 10 percent of the gross revenue goes to the Administrator of Stool Lands for administrative expenses whilst the remainder is disbursed as follows:

- 55 percent to the District Assembly, within the authority area of the stool lands are situated.
- 25 percent to the stool through the traditional authority for the maintenance of the stool; and
- 20 percent to the traditional authority.

Survey Act, 1962 (Act 127)

The Survey Act, 1962 (Act 127) relates to geological, soil and land survey, with Part II of the Act dealing exclusively with the demarcation and survey of lands. The Land Act repealed Section 11 of the Survey Act, (Act 127) on the power to direct survey. No person other than the official surveyor or licensed surveyor

shall certify plans for attachments to instruments of conveyance, leases, assignment, charge, or transfer. Under the law, it is an offence to damage, destroy or alter any boundary mark. It is also an offence to obstruct, resist, or interfere with any of the officer assigned this task in the performance of their duties or to refuse or neglect to produce any documents required in the performance of their duty. The Act gives the Director of Surveys legal backing to carry out cadastral and other surveys through official surveyor.

The Lands (Statutory Wayleaves) Act, 1963 (Act 183)

The Lands (Statutory Wayleaves) Act, 1963 (Act 186) provides for the entry on land for the purpose of the construction, installation, and maintenance of works of public utility, and for the creation of rights of way and any other similar rights in respect of those works. The Act provides works for which statutory wayleaves may be created; rights of entry for survey; rights for entry for construction; rights of entry for inspection, maintenance; guidelines for compensation guidelines; and the regulations. The key elements of the Act include:

- The owner/occupier of the land must be formally notified at least a week in advance of the intent to enter and be given at least 24-hour notice before actual entry;
- Any damage due to entry must be compensated in accord with the procedures established by the Minister unless the land is restored or replaced;
- In the case of highways, no compensation shall be paid, unless the land taken is more than one fifth of the total holdings of an affected person; and
- Where a right of way must be established in the public interest, the President may declare the land to be subject to such statutory wayleave.

On publication of a wayleave instrument specifying the area required, and without further assurance, the land shall be deemed to be subject to wayleave. Compensation is then determined and paid, with the right of appeal to a Tribunal established by the President, in parallel with the Lands Act, 1962. Further to this Act, the Statutory Wayleave Regulations, 1963, provides procedural details and address grievance mechanisms.

Compensation under this Act takes cognisance of the cause of the harm—loss or damages that occur out of a survey or as a result of the installation, construction, inspection, maintenance, replacement, or removal of a specified work, except where the loss or damage resulted from or arose out of acts of that person, the servant or the agents, and the increase in value as a result of the installation or construction of the work. It also provides conditions for which a person is not entitled to compensation for a loss or damage, and this includes:

- where the alleged damage is to land, where the alleged land has been sufficiently reinstated; or
- where the alleged loss arises out of the deprivation of the use of a land, the person alleging the loss has been offered other land of equivalent value;
- where the alleged damage is to movable property, that property has been replaced or sufficiently restored; or
- the work constructed does not substantially interfere with the enjoyment of the land.

Local Governance Act of 2016, Act 936

The Local Government Act is an Act to provide for local governance in accordance with the Constitution; to establish a Local Government Service; to provide for the establishment and administration of the District Assembly Common Fund; to provide for a National Development Planning System; to define and regulate

planning procedures of District Assemblies; to co-ordinate, facilitate, monitor, and supervise internal audit activities within District Assemblies and for related matters.

The Act mandates the MMDAs to take charge of the overall development of their respective areas, making them representatives of the central Government at the local level. The MMDAs are responsible for physical/spatial planning of their areas; approval of all planning schemes in the districts; and development control through the grant of permit for development. According to the Act, the District Assembly shall:

- (a) Exercise a political and administrative authority in the district;
- (b) Promote local economic development; and
- (c) Provide guidance, give direction to, and supervise other administrative authorities in the district as may be prescribed by law.

Under Part Three of the Act – Planning Functions of District Assemblies, the District Assembly is responsible for Economic Planning, Land Use and Spatial Planning, and Buildings. Under Land Use and Spatial Planning, the District Assembly is responsible for, among other things, providing permission to carry out physical development in the district; and managing land allocations and transactions. Under the latter, the DA ensures that the purpose for which is land allocated for any development purpose shall be in line with the development objective of the district. In addition, the DA ensures that

- a. A landowner shall not sub-divide or allocate land for use, development or occupation in a town, city or the suburb of a town or city or in an area where there is an approved planning scheme except in consultation with the District Planning Authority or a sub-district acting on behalf of the District Planning Authority.
- b. A person who allocates, transfers, sells or develops land for a use or a purpose that is contrary to an approved development plan, settlement structure plan, action plan or programme, commits an offence and is liable on summary conviction to a fine of not less than two hundred penalty units and not more than four hundred penalty units or to a term of imprisonment of not less than three months and not more than six months or to both the fine and term of imprisonment.
- c. A District Planning Authority may revise an approved Development Plan in order to accommodate a proposed non-conforming allocation if it is satisfied that the accommodation or revision is in the public interest.

With respect to buildings, the DA is responsible for making and enforcing building by-laws within the scope of national building requirements, providing building permits, signing off plans of special buildings, among others.

All construction and civil works under the project will be implemented in the communities overseen by the district assemblies. Hence, these construction and civil works must be undertaken in line with the DA regulations.

Minerals and Mining Act, 2006 (Act 703)

The Act repeals and replaces Minerals and Mining Law 1986, Minerals and Mining (Amendment) Act of 1994 among others. It vests the ownership of all minerals in its natural state in, under or upon land in Ghana, rivers, streams, watercourses throughout the country, the exclusive economic zone in the President in trust for the people of Ghana. The Minerals and Mining Act represent the central pieces of legislation for the exploitation of minerals. The Act establishes detailed rules regarding the ownership of minerals, mineral rights, various licenses required, royalties/rentals/fees, surface rights and compensation issues among others.

Section 2 of the Act, Compulsory Acquisition of Land, states that where land is required to secure the development or utilisation of a mineral resource, the President may acquire the land or authorise its occupation and use under an applicable enactment for the time being in force.

The Minerals and Mining Act will be useful to the project in situations where precious minerals are found on a piece of land allocated to the project. Though the likelihood of this happening is low, there has been instances when minerals have been identified along the beaches of Ghana⁴.

The Right to Information Act, 2019 (Act 989)

The Right to Information Act, 2019 (Act 989), mandates state institutions to provide information as required by Article 21(1) (f) of the 1992 Constitution of Ghana which provides that “all persons shall have the right to information subject to such qualifications and laws as are necessary for a democratic society”. The project will ensure the ESMP is publicly disclosed to the public.

Alternative Dispute Resolution Act, 2010 (Act 798)

Alternative Dispute Resolution Act, 2010, is an Act “to provide for the settlement of disputes by arbitration, mediation, and customary arbitration, to establish an Alternative Dispute Resolution Centre and to provide for related matters”. The Act further defines Alternative Dispute Resolution as “the collective description of methods of resolving disputes otherwise than through the normal trial process” (Section 135). This is an option that complainants who are not satisfied with resolutions can pursue.

The ADR Act covers both domestic and international arbitration in Ghana and the enforcement of both domestic and foreign arbitral awards within the jurisdiction. Under Section 1, Application, the Act applies to matters other than those that relate to

- the national or public interest;
- the environment;
- the enforcement and interpretation of the Constitution; or
- any other matter that by law cannot be settled by an alternative dispute resolution method.

According to the Land Act 2020, a person who is dissatisfied with the assessment of compensation by the Lands Commission may refer the matter for resolution under the Alternative Dispute Resolution Act, 2020 (Act 798).

3.1.2 Legal Framework and Policies on Vulnerable People

This set of laws and policies provide the framework for dealing with vulnerable, including women, children, and people with disability. They provide the framework for ensuring equity and fairness in project activities.

Ghana National Gender Policy, 2015

The overarching goal of the National Gender Policy, 2015 is to mainstream gender equality (GE) into the national development processes by improving the social, legal, civic, political, economic, and socio-cultural conditions of the people of Ghana particularly women, girls, children, the vulnerable and people with special needs, persons with disability and the marginalised. The policy focuses on mainstreaming GE, women empowerment (WE) and social protection concerns by strongly concentrating on the implementation of the following five policy commitments (representing policy objectives):

- Women’s empowerment and livelihood

⁴ <https://www.youtube.com/watch?v=Q3llhyMgDFw>

- Women's rights and access to justice
- Women's leadership and accountable governance
- Economic opportunities for women, and
- Gender roles and relations.

The government continues to promote equitable access to justice through the Judiciary. There are Human Right Courts that support GE and WE issues in this direction. In addition, the Judiciary has established two gender-based and Sexual Offences Courts to expedite the adjudication of cases of violence and abuse. There is also the Legal Aid Scheme which facilitates access to justice for persons who cannot afford justice.

The Domestic Violence and Victim Support Unit (DOVVSU) is a unit of the Ghana Police Service mandated to respond to and enforce all laws with a focus on gender-based violence (GBV) including sexual exploitation and abuse and sexual harassment (SEA/SH); and child abuse and child protection, and protection of all vulnerable persons from abuse.

Persons with Disability Act 2006, (Act 715)

The Persons with Disability Act, 2006 (Act 715) provides certain rights to protect persons with disability. The Act states that a person or an employer shall not:

- Discriminate against or subject a person with disability to degrading treatment;
- Call a person with disability derogatory names because of the disability of the person;
- Discriminate against a prospective employee or an employee on grounds of disability, unless the disability is in respect of the relevant employment; and
- Post or transfer a person with a disability to a section or place of the establishment not suited for the person.

This Act ensures that the interests of persons with disabilities are guaranteed and protected in any resettlement activities under the project.

3.2 World Bank Environmental and Social Framework

A Resettlement Policy Framework (RPF) is a requirement for World Bank-funded projects that may entail direct economic and social impacts that both result from Bank-assisted investment projects and are caused by the involuntary taking of land resulting in:

- Physical relocation or loss of shelter;
- Loss of assets or access to assets; or
- Loss of income sources or means of livelihood, whether or not the affected persons must move to another location

The ESS5: Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement recognises that project-related land acquisition and land-use restrictions can adversely impact communities and persons. Project-related acquisition or restrictions on land use may cause physical displacement, economic displacement, or both. This RPF has been developed following the guidelines provided under ESS5.

3.2.1 Objectives of ESS5

The objectives of ESS5 are to:

- Avoid involuntary resettlement or, when unavoidable, minimise involuntary resettlement by exploring project design alternatives;
- Avoid forced eviction;
- Mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher;
- Improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure;
- Conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant; and
- Ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

3.2.2 Applicability of ESS5

The ESS5 is applicable when there is a direct adverse social and economic impacts of a project that are permanent or temporary and are caused by the involuntary taking of land resulting in (i) physical relocation or loss of shelter; (ii) loss of assets or access to assets; (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or (iv) the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons. The ESS5 also applies in case any subproject activities found as 'linked' or 'associated facility'. This ESS5 requirements and provisions apply to all components of the WACA Project II that result in involuntary resettlement, regardless of the source of financing. In addition, ESS5 applies to permanent or temporary physical and economic displacement resulting from the following types of land acquisition or restrictions on land use undertaken or imposed in connection with project implementation:

- Land rights or land use rights acquired or restricted through expropriation or other compulsory procedures in accordance with national law;
- Land rights or land use rights acquired or restricted through negotiated settlements with property owners or those with legal rights to the land, if failure to reach settlement would have resulted in expropriation or other compulsory procedures;
- Restrictions on land use and access to natural resources that cause a community or groups within a community to lose access to resource usage where they have traditional or customary tenure, or recognisable usage rights. This may include situations where legally designated protected areas, forests, biodiversity areas or buffer zones are established in connection with the project;
- Relocation of people without formal, traditional, or recognisable usage rights, who are occupying or utilising land prior to a project specific cut-off date;
- Displacement of people as a result of project impacts that render their land unusable or inaccessible.
- Restriction on access to land or use of other resources including communal property and natural resources such as marine and aquatic resources, timber and non-timber forest products, fresh water, medicinal plants, hunting and gathering grounds and grazing and cropping areas;
- Land rights or claims to land, or resources relinquished by individuals or communities without full payment of compensation; and

- Land acquisition or land use restrictions occurring prior to the project, but which were undertaken or initiated in anticipation of, or in preparation for, the project.

The World Bank ESS5 applies to all components of this Project including activities resulting in involuntary resettlement that are (a) directly and significantly related to the project, (b) necessary to achieve its objectives as set forth in the project documents and (c) carried out, or planned to be carried out, contemporaneously with the investments.

To address these impacts a RPF and subsequent RAPs are prepared to ensure that the displaced persons are (i) informed about their options and rights pertaining to resettlement, (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives, and (iii) provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the investment.

If the impacts include physical relocation, the RPF and RAPs include measures to ensure that the displaced persons are compensated through (i) Land for land compensation or any other in-kind compensation agreed to with the community (ii) provided assistance (such as moving allowances) during relocation; and (iii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site. Where necessary, the RPF and RAPs shall also include measures to ensure that displaced persons are (i) offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living and (ii) provided with development assistance in addition to compensation measures as outlined above (iii) such as land preparation, credit facilities, training, or job opportunities. Attention should be paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.

The implementation of the land acquisition and resettlement activities shall be linked to the implementation of the investments to ensure that displacement does not occur before necessary measures for resettlement are in place. These measures include provision of compensation and of other assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, where required. Taking of land and related assets shall take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to the displaced persons.

As indicated for displaced people whose livelihoods are land-based, preference will be given to land-based resettlement strategies and affected persons provided with land for which a combination of productive potential, location advantages, and other factors is at least equivalent to the advantages of the land taken. If the land is not the preferred option of the displaced persons or sufficient land is not available at a reasonable price, non-land-based options built around opportunities for employment or self-employment will be provided in addition to cash compensation for land and other assets lost. The lack of adequate land will be demonstrated and documented to the satisfaction of the Bank.

Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labour exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.

Displaced persons may be classified into one of the following three groups:

- Those who have formal legal rights to land (including customary and traditional rights recognised under the laws of the country);
- Those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets--provided that such claims are recognised under the laws of the country or become recognised through a process identified in the RAP; and
- Those who have no recognisable legal right or claim to the land they are occupying.

Persons covered under para. (a) and (b) are provided compensation for the land they lose, and other assistance. Persons covered under para. (c) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in ESS5, if they occupy the project area prior to a cut-off date. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons are provided compensation for loss of assets other than land.

3.2.3 Associated Facilities

The ESS5 is implemented with reference to ESS1, Assessment and Management of Environmental and Social Risks and Impact, and related Guidance Notes, as they apply to Associated Facilities. The ability to address resettlement issues may sometimes depend on the activities of other government agencies or third parties, such as government agency acting as a regulator or contractual party with which the project has substantial involvement, or the operator of an Associated Facility. The Project may have limited statutory or regulatory ability to influence a government agency authorized to regulate or control land on which mitigation measures or restrictions to access are required. Where possible, the Project will identify and evaluate how an associated facility will influence the achievement of the objectives of the RPF.

All Associated Facilities are required to meet the requirements of the ESSs, to the extent the project implementer has control over such Associated Facilities. The following are the WB's guide on Associated Facilities with respect to the requirements of the ESS5. Where:

1. A common approach has been agreed for the project, the common approach will apply to the Associated Facilities;
2. Associated Facilities are being funded by other multilateral or bilateral funding agencies, the Bank may agree to apply the requirements of such other agencies for land acquisition, restrictions on land use and involuntary resettlement, of the Associated Facilities, provided that such requirements will enable the project to achieve objectives materially consistent with the ESS5.
3. The Bank is providing support to a project involving a Financial Intermediary (FI), and other multilateral or bilateral funding agencies will or have already provided financing to the same FI, the Bank may agree to rely on the requirements of such other agencies for the land acquisition, restrictions on land use and involuntary resettlement of the project, including the institutional arrangements already established by the FI, provided that such requirements will enable the project to achieve objectives materially consistent with the ESS5.
4. The Bank is providing support to a project involving a Financial Intermediary (FI), and other multilateral or bilateral funding agencies will or have already provided financing to the same FI, the Bank may agree to rely on the requirements of such other agencies for land acquisition, restrictions on land use and involuntary resettlement of the project, including the institutional arrangements already established by the FI, provided that such requirements will enable the project to achieve objectives materially consistent with the ESS5

3.2.4 Comparison of the World Bank ESS5 with National Requirements

There are significant gaps between the requirements of Ghanaian laws on resettlement and compensation and those laid out in ESS5. These are presented in Table 2.

Table 2. Comparison of Ghanaian and World Bank Requirements on Resettlement

Area	Ghanaian Law	The World Bank ESS5	Comparison/Gaps	Bridging the Gap ⁵
<i>Section I: Property and land rights</i>				
Landowners	Property acquired compulsorily in the public interest shall be used only for the purpose for which it was acquired. Where the property is not used for the purpose for which it was acquired, the owner of the property, immediately before the compulsory acquisition, shall be given the first option for acquiring the property and shall, on such reacquisition, refund the whole or part of the compensation paid as provided for by law or such other amount as is commensurate with the value of the property at the time of the reacquisition. Resettlements in the case of acquisitions can be claimed as of right only by persons with proprietary interests in acquired lands.	Through census and socio-economic surveys of the affected population, identify, assess, and address the potential economic and social impacts of the project that are caused by involuntary taking of land (e.g., relocation or loss of shelter, loss of assets or access to assets, loss of income sources or means of livelihood, whether or not the affected person must move to another location) or involuntary restriction of access to legally designated parks and protected areas land-for-land exchange is the preferred option; compensation is to be based on replacement cost.	The legal right to resettlement is applicable only to those with proprietary interest in the affected land in the Ghanaian context. The Constitution provides for land-based resettlement. Although its provisions could be interpreted as implying a preference for land-based strategies for displaced persons whose livelihoods are land-based, there is no specific legislative or regulatory provision made for this preference.	The legal rights to resettlement and compensation will be applicable to all individuals who are likely to suffer economic and social losses as a result of the project.
Land tenants/ squatters	No constitutionally or legally recognised resettlement rights or assistance for those without	For those without formal legal rights to lands or claims to such land that could be recognised under the laws of the country, the government should provide	Per the World Bank requirement, those without formal legal rights or claims to such lands are entitled to be resettled or	Squatters and other vulnerable groups will be compensated.

⁵ In the event of differences between the national legal framework and the ESS5, the one that provides the highest and better protection of PAPs would be adopted and implemented. Usually, the provisions of the World Bank are applicable because they meet standards of international practice.

Area	Ghanaian Law	The World Bank ESS5	Comparison/Gaps	Bridging the Gap ⁵
	recognised (formal) legal rights to land.	resettlement assistance in lieu of compensation for land, to help improve or at least restore those affected persons' livelihoods	compensated, while this does not exist in the Ghanaian context.	
Owners of non-permanent buildings	There are no constitutionally or legally recognised resettlement rights or assistance for those without recognised (formal) legal rights to land. For crop owners, the Lands Act section 259(2) calls for the compensation of the crops to the crop owners. Section 259(1c) acknowledges customary tenancy and payments are made in proportions to both the tenant and the holder of the allodial title or freehold interest or the holder of the usufructuary interest.	For those without formal legal rights to lands or claims to such land or assets that could be recognised under the laws of the country, Bank policy provides for resettlement assistance in lieu of compensation for land, to help improve or at least restore their livelihoods.	There appears to be a significant difference between Ghanaian laws and Bank policy. Contrary to the Bank's requirement, those without formal legal rights or claims to such lands and/or semi-permanent structures are not entitled to resettlement assistance or compensation within the Ghanaian context.	Squatters and other vulnerable groups will be compensated.
Owners of permanent buildings	The Land Valuation Division is responsible for the computation of compensation based on market value in the case of land and replacement value for houses and other properties. According to the Lands Act Section 259(2) "compensation for loss of buildings, crops or other improvements shall be paid to the owners of the buildings, crops or other improvements".	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.	Ghanaian law requires the affected persons receive compensation on the basis of replacement value when permanent structures are affected. Although the law can be interpreted to include labour and relocation expenses, these are not explicitly mentioned.	The legal rights to resettlement and compensation will be applicable to all individuals who are likely to suffer economic and social losses as a result of the project.

Area	Ghanaian Law	The World Bank ESS5	Comparison/Gaps	Bridging the Gap ⁵
Section II: Resettlement and Compensation Process				
Timing of compensation payment and resettlement	There are no relevant constitutional or legal provisions that specify the timing of completion of resettlement and compensation. However, section 258 (1) of the Lands Act calls for fair, adequate, and prompt payment of compensation. The “prompt” is however not defined with respect to whether it is before displacement or after displacement.	The Bank requires all relevant resettlement plans be implemented before project completion, and resettlement entitlements provided before displacement or restriction of access. For projects involving restrictions of access, it is required that such restrictions are imposed in accordance with the timetable in the plan of actions.	There is no equivalence on implementing resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access. Even if these requirements are met, they would be applicable only to communities with proprietary rights or interests in affected lands.	Compensation payments to all PAPs – including the vulnerable and those with non-permanent ownership – will be completed before displacement. This includes those that will seek redress in the courts.
Calculation of compensation and valuation	The Land Valuation Division is responsible for the computation of compensation based on market value in the case of land and replacement value for houses and other properties.	ESS5 requires: (a) prompt compensation at full replacement cost; (b) if there is relocation, assistance during relocation; (c) transitional support and development assistance, such as land preparation, credit facilities, training or job opportunities as required, in addition to compensation; (d) cash compensation for land when the impact of land acquisition on livelihoods is minor; and (e) provision of civic infrastructure and community services as required.	There are no equivalent provisions on relocation assistance, transitional support, or the provision of civic infrastructure	The Replacement Cost Approach (RCA) will be used for calculating compensation and livelihood restoration.
Relocation and resettlement	In situations where people have to be displaced, the state is to resettle all on “suitable land with due regards for	To avoid or minimise involuntary resettlement and, where not feasible, assist displaced persons in	Ghanaian laws do not provide explicitly for avoidance or	Physically displaced PAPs will be provided with housing sites

Area	Ghanaian Law	The World Bank ESS5	Comparison/Gaps	Bridging the Gap ⁵
	their economic well-being and social and cultural values”	improving or at least restoring their livelihoods and standards of living in real terms relative to pre-displacement levels or to levels prevailing prior to the project, whichever is higher.	minimisation of involuntary resettlement.	at least equivalent to the old site. Preference to be given to land-based resettlement for displaced persons whose livelihoods are land-based (i.e., farmers, etc.)
Completion of resettlement and compensation	There are no relevant constitutional or legal provisions that specifically state that resettlement and compensation need to be completed. However, Section 261 of the Lands Act provides means by which a claimant can address delays in payment of compensation. The section states that anyone who is aggrieved by a delay in payment of compensation due to that person may apply to the High Court.	Implement all relevant resettlement plans before project completion and provide resettlement entitlements before displacement or restriction of access. For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	There is no Ghanaian equivalence on implementing relevant resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access.	Relevant resettlement plans will be implemented before project completion and provide resettlement entitlements before displacement or restriction of access.
Livelihood restoration and assistance	There are no specific laws specifying support for livelihood restoration and transition and moving allowances. The Lands Act section 265 however requires the Lands Commission, or any other person directed by the President, to settle displaced inhabitants with due regard to their economic well-being and the social and cultural values.	Livelihoods and living standards are to be restored in real terms to pre-displacement levels or better.	Ghanaian policy and legislation do not specifically mention nor guarantee livelihood restoration and transition and moving allowances.	Livelihood and living standards will be restored in real terms to pre-displacement levels or better. Also, affected people are to be offered resettlement support to cover a transition period.

Area	Ghanaian Law	The World Bank ESS5	Comparison/Gaps	Bridging the Gap ⁵
Consultation and disclosure	Section 240 to 249 of the Lands Act outlines the procedures for compulsory land acquisition. Section 244(1) requires that the no land should be acquired unless the Lands Commission has consulted the persons with interest in the Land, including the occupiers of the land, the traditional authorities, and the community leaders and the concerns of these stakeholders have been taken into consideration.	Consult project-affected persons, host communities, etc. as appropriate and provide opportunities to participate in the planning, implementation, and monitoring of the resettlement program including determining eligibility for compensation and for establishing appropriate and accessible grievance mechanisms.	Displaced persons and their communities are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement.	Displaced persons and communities are involved in the planning, implementing, and monitoring of resettlements. They are to be provided with relevant and timely information and resettlement options.
Grievance mechanism and dispute resolution	There are various legislative measures that govern the rights of persons with formally recognised interests in land. There also procedural redress and complaint mechanisms, including direct recourse to a Minister, Alternative Dispute Resolution Mechanism, or the Law Courts.	Establish appropriate and accessible grievance mechanisms.	Appropriate and accessible grievance mechanisms required to be established, as well as the option to resort to the Law Courts. The grievance mechanism makes the appeal process easy, as it brings it closer to the community. Appealing to a minister or ministry may be out of reach for the majority of the people, depending on their education and economic status. This introduces discrimination into the process.	The project will make Grievance Redress Mechanism (GRM) accessible to the PAPs and ensure that it is instituted early to address concerns about compensation, relocation, or livelihood restoration.
Vulnerable groups	There is no provision that specify preferential treatment of vulnerable groups.	Particular attention to be paid to vulnerable groups.	While in principle no distinction or discrimination is made on the basis of gender, age, or ethnicity, there is no equivalence on the	Particular attention will be paid to vulnerable groups. Ensure that the perspectives of women

Area	Ghanaian Law	The World Bank ESS5	Comparison/Gaps	Bridging the Gap ⁵
			specific requirement of non-discrimination or the requirement that particular attention be paid to the needs of vulnerable groups among the displaced within the Ghanaian context.	are included in the planning and implementation process.

3.3 Institutional Framework

The key institutions that have roles in land acquisition, resettlement and compensation issues include:

Table 3. Roles and Responsibilities of Institutions

Institution	Role and Responsibility
Ministry of Environment, Science, Technology, and Innovation	<p>The Ministry of Environment, Science, Technology, and Innovation (MESTI) exists to establish a strong, national scientific and technology base for accelerated sustainable development of the country to enhance the quality of life for all.</p> <p>The WACA Project II will be implemented by a Project Implementation Unit (PIU) to be set up by MESTI. The PIU will manage the day-to-day implementation of the project. The Project Social Development Specialist will lead resettlement planning and implementation of RAPs in accordance with this ESS5 and national laws as outlined in this RPF.</p>
Ministry of Works and Housing	<p>The Ministry of Works and Housing (MWH) is responsible for initiating and formulating the Government's policies and programmes for the Housing and Works sub-sectors of the Country. In line with Sections 11 and 13 of the Civil Service Act 1993 (PNDCL 327), and by Executive Instrument (EI. 28, 2017), the Ministry of Works and Housing is mandated to initiate and formulate policies for the Works and Housing sector, as well as coordinate, monitor and evaluate the implementation of plans, programmes, and performance of the sector for national development. The Hydrological Service Department of MWH is responsible for the programming and co-ordination of coastal protection works, construction and maintenance of storm drains countrywide and the monitoring and evaluation of surface water bodies in respect of floods.</p>
Ministry of Finance	<p>The Ministry of Finance manages the central government's budget and is responsible for the overall oversight responsibility for the financial management of the project finances. The Ministry is also responsible for releasing funds to support displacement and resettlement activities through the implementing agencies. Once the compensation data for the project has been approved, the Ministry, subject to the readiness of funds, will release the total amount of compensation to the acquiring agency for subsequent payment to the affected persons.</p>
Attorney General's Department and Ministry of Justice	<p>The Attorney General's Department and the Ministry of Justice have redress mechanisms for aggrieved persons. The Attorney General will encourage all individuals who will not be satisfied with the compensation offered them to seek redress in a court of law as empowered by the Constitution. Within the grievance redress mechanism, this will be the last resort after exhausting all avenues for grievance redress.</p>
Environmental Protection Agency	<p>The Environmental Protection Agency (EPA) established under the EPA Act, 1994 (Act 490) is responsible for the protection of the environment (including the social and economic environment). Its functions include ensuring compliance with the laid down environmental assessment procedures in the planning and execution of development projects, including compliance in respect of existing projects; acting in liaison and co-operation with government agencies, district assemblies and other bodies and institutions to generally protect the environment; and promoting effective planning in the management of the environment. The Environmental Assessment Regulations, 1999 (LI 1652) under the parent Act 490 provide the requirements for Environmental and Social Impact Assessment (ESIA) and related RAPs of relevant projects. The EPA is responsible for reviewing ESIA's and RAPs and the issuance of required</p>

Institution	Role and Responsibility
	<p>approvals for project commencement. This is despite RAP not being specifically mentioned nor formal guidelines for RAP preparation provided in the LI 1652.</p>
<p>Lands Commission</p>	<p>The Lands Commission Act, 2008 (Act 767) integrates the operations of public service land institutions in order to secure effective and efficient land administration. The function of the Lands Commission includes facilitation of land acquisition on behalf of the Government, undertake land and land related valuation services; ensuring socio-economic activities are consistent with sound land use through sustainable land use planning in the long-term national interest; instilling order in the land market through curbing the incidence of land encroachment, unapproved development schemes, multiple or illegal land sales, land speculation and other forms of land racketeering, and promotion of research into all aspects of land ownership, tenure and the operations of the land market and the land development process.</p> <p>The Commission has the following divisions:</p> <ul style="list-style-type: none"> • Survey and Mapping Division: The Survey and Mapping Division supervises, regulates, and controls the survey and demarcation of land for the purposes of land use and land registration; take custody of and preserve records and operations relating to the survey of any parcel of land; direct and supervise the conduct of trigonometric, hydrographic, and topographical surveys. • Land Valuation Division: The Land Valuation Division (LVD) is the statutory government institution responsible for assessing and approving compensation amount to PAPs. LVD will receive value and verify documentation on affected properties. This is to ensure that payments are not made to people who are not adversely affected and also compensations offered affected persons are reasonable. • Public and Vested Lands Management Division: The Public and Vested Land Management Division manages public lands effectively so as to ensure easy and secure access for all types of land uses and contribute to socio-economic development. The division also facilitates the acquisition of land for Government by managing state acquired and vested lands in conformity with approved land use plans. • Land Registration Division: The Land Registration Division registers title to lands and deeds and other interest in land, publishes notices of registration upon receipt of an application for registration and maintains land register that contains records of lands and other interest in land.
<p>Ministry of Gender, Children, and Social Protection</p>	<p>The Ministry of Gender, Children and Social Protection (MOGSCP) is responsible for coordinating and ensuring gender equality and equity, promoting the survival, social protection, and development of children, vulnerable and excluded and persons with disability and integrating fulfilment of their rights, empowerment, and full participation into National development. Currently, MOGSCP has six directorates, three departments and six agencies.</p>
<p>Ministry of Local Government, Decentralisation and Rural Development</p>	<p>The Ministry of Local Government, Decentralisation, and Rural Development is the central government agency tasked with promoting government policies and projects at local level in Ghana. It also facilitates governance and balanced rural based development. The local government structures (District Assemblies and Regional Coordinating Councils) in the various districts and regions within which the road projects will be implemented, will play a part in the planning, implementation, and monitoring of the project, including resettlement/rehabilitation operations. The Physical Planning Departments (PPDs) of the various MMDAs are set up among others, to ensure that developments are done in an orderly manner and that land use is optimised. The PPDs are responsible for the preparation of layouts for towns and cities. They also assess and approve layout by prospective developers and specify all reservations based on projected land use plans. It ensures that developmental projects are implemented according to the approved planning schemes.</p>

Institution	Role and Responsibility
The Ministry of Fisheries and Aquaculture Development	The Ministry of Fisheries and Aquaculture Development (MoFAD) is responsible for formulation of appropriate fisheries and aquaculture policies, planning and coordination, monitoring, and evaluation. The Fisheries Commission is the implementing agency of MoFAD. The Commission is responsible for monitoring, control, surveillance, evaluation, and compliance functions in all areas of fisheries development and management in Ghana, including fish health, post-harvest activities, safety, and quality assurance.
Ministry of Lands and Natural Resources	<p>The Ministry is mandated to ensure sustainable management and utilisation of the nation’s lands, forests, wildlife, and mineral resources for socio-economic growth and development. Specific responsibilities of the Ministry and its authorities/agencies/commissions are to facilitate equitable access, benefit-sharing from and security to land, forest, and mineral resources; facilitate the acquisition of land on behalf of the Government for all projects; undertake land and land-related valuation services; promote community participation and public awareness at all levels in sustainable land management and development practices to ensure the highest and best use of land; develop and maintain effective institutional capacity and capability at the national, regional, district and community levels for land, forest, wildlife, and mineral service delivery; ensure efficient and equitable land service delivery; promote public awareness and local communities’ participation in a sustainable forest, wildlife, and land use management and utilisation; and negotiations with Development Partners in connection with the land and natural resources.</p> <p>Validation of Policies, Programs, and Projects relating to land, forestry, minerals, and other natural resources.</p>
Land Use and Spatial Planning Authority	The Authority prepares planning layouts for towns and cities and defines Safety Zones/Rights of Way. It also vets and approves layouts prepared by prospective developers and specifies all reservations based on forecasted land-use plans. The Authority is required to approve developments and grant permits in conformity with the already prepared layout of the area. LUSPA has responsibility to revise and consolidate the laws on land use and spatial planning, provide for sustainable development of land and human settlements through a decentralised planning system, ensure judicious use of land in order to improve quality of life, promote health and safety in respect of human settlements, regulate national, regional, district and local spatial planning, and generally provide for spatial aspects of socio-economic development and other related matters. Services mandated by the Authority to undertake include preparation of Spatial Plans (Spatial Development Frameworks; Structure Plans and Local Plans); Rezoning and Change of Use; Plan Revision and Amendments; Layout Extracts; Sub-division; Site Selection; Processing Development and Building Permit Applications; and Provision of Certified True Copies of Planning Documents and Permits. LUSPA is expected to have dedicated staff who will take direct responsibility for ensuring judicious use of selected land to improve the quality of life and promote health and safety of the people.
Minerals Commission	<p>In broad terms, the responsibility vested with the Mineral Commission (MC) is to oversee regulation and management of the utilisation of the mineral resources of Ghana, and to co-ordinate the policies in relation to them.</p> <p>The main responsibility of the Commission is the administration of minerals rights. The Commission maintains a cadastral system and a register of mineral rights. The various mining and mineral permits include reconnaissance license, prospecting license, and mining lease. Actual decisions in matters of mineral rights are taken by the Minister responsible for Mining, but only after recommendation of the MC.</p>

Institution	Role and Responsibility
	For the promotion and administration of Small-Scale Mining, the MC maintains District Offices.
Metropolitan, Municipal, and District Assemblies	The Metropolitan, Municipal, and District Assemblies (MMDAs) are the planning authorities who have jurisdiction over the project areas. They grant permits for developments. Land demarcation and general development plans of communities lie with the assemblies and the communities in consultations with the traditional authorities who are custodians of lands in most parts of the country.
Coastal Development Authority	The Coastal Development Authority was established by an Act in 2017 (Act 961). The Authority was established to facilitate investment in the development of public infrastructure to catalyse the creation of decent and sustainable income and enhance the quality of life across all social classes in the Coastal Development Zone in the country.
Civil Society Organisations (CSOs) and Non-governmental Organisations (NGOs), and	CSOs and NGOs are independent bodies who serve as the mouthpiece of the people. They participate in public consultation in ESIA's and RAPs and play advocacy role in addressing concerns of communities. Where resettlements and compensations are triggered, they can serve as independent bodies to validate compensations, help with sensitisation and awareness program regarding safeguards compliance.
Traditional Authorities	Traditional authorities in the various communities are made up of the chiefs, queen mothers, opinion leaders and local council representatives known as the Assembly Members. They are responsible for local policy matters, economic development, local conflicts resolution, and provision of orderly leadership and democratic practices at the grassroots level in their respective communities. This mode of governance facilitates mass participation in government affairs and exposes the general populace to their civil rights and obligations, particularly regarding their involvement in development projects in their areas. In addition, chiefs and community elders are custodians of community property, including land. They are entrusted with the management of community lands and are responsible for releasing land for development projects.

4.0 BASELINE CONDITIONS OF TARGETED AREAS



Mako (Pepper): Inequality; uneven development. Time changes.

The project is expected to finance site-specific interventions for coastal protection to finance a mix of grey, green, and hybrid infrastructure solutions at multiple sites to reduce risks of flooding and erosion. Though the exact locations of project activities are not yet known, the known priority sites include: (i) Keta Lagoon Complex (Dzita-Anloga-Kedzi); (ii) Songor Lagoon, located at the estuary of the Volta River; (iii) Coastal Areas along the Tema Beach Road; (iv) Densu Delta, located at Dansoman; (v) Korle Lagoon, located close to the outfall of the Odaw River. Based on the priority areas, the project will be located in the coastal regions of Ghana, which include the Volta region, Western region, Central region, and Greater Accra region.

The project will also support interventions for social development and economic recovery based on the needs of affected coastal communities.

Special attention will be given to ensure opportunities for marginalised groups, including women and persons with disabilities. The project will support participatory activities (social subprojects) to work with communities on nature protection and conservation and alternative livelihoods for an estimated 20-30 communities.

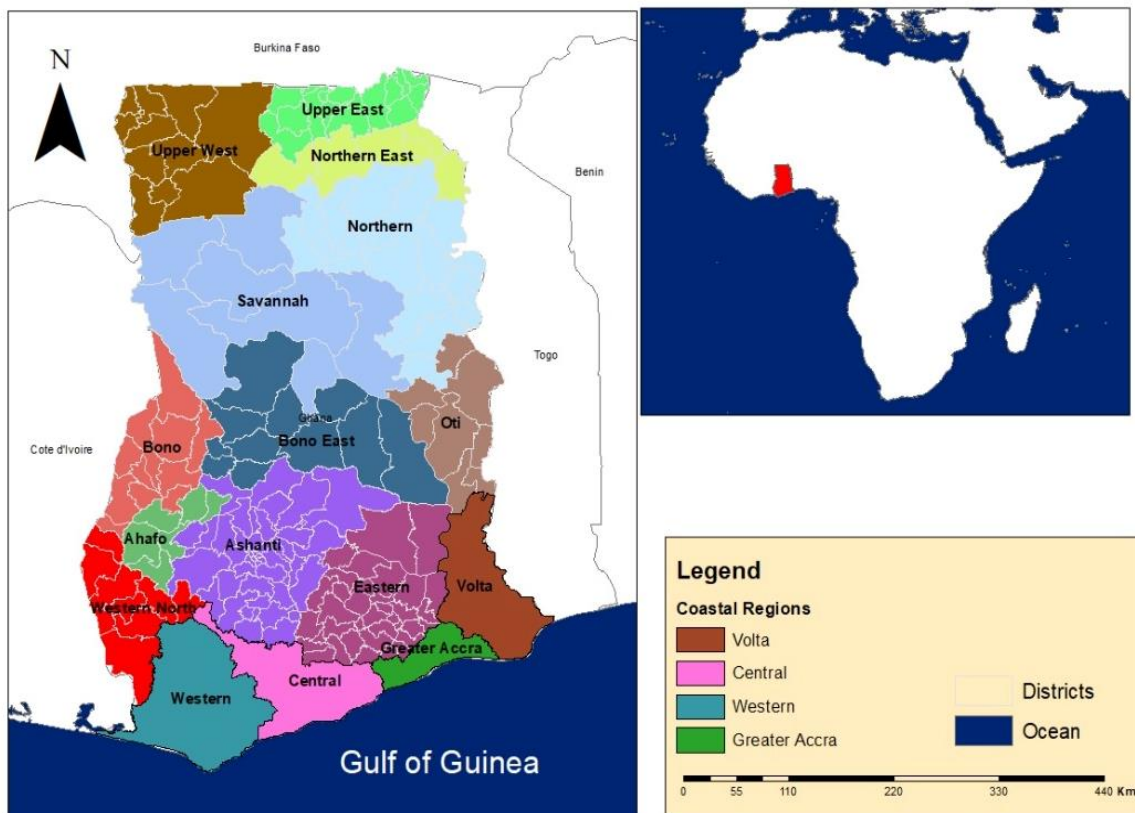


Figure 2. The Regional Map of Ghana with the Coastal Regions (shown in legend)

Source: Green WaterHut, 2022

4.1 Socioeconomic Baseline

4.1.1 Districts and Size of the Coastal Regions

Greater Accra. At 3,245 sq. km, the Greater Accra region is one of the smallest regions in terms of land area, making up only 1.4 percent of the Ghana's land area. However, it is the most populated region with a population of 5,455,692 (or 17.7 percent of the national total) more than any other region, per the 2021 census, making it one of the most densely populated regions with 1,681 people per square kilometre. The region is the highest growing region with the respect to population, increasing by 36.1 percent over the 2010 census, and surpassing the Ashanti region (5,440,463) as the most populous region. The region is bordered on the north by the Eastern region, on the east by the Volta region, on the south by the Gulf of Guinea, and on the west by the Central region. It has approximately 126 km coastline that stretches from Krokobite in the west to Ada in the east. The Greater Accra region is also the most urbanised region with 91.7 percent of the population in urban areas. The region has 29 metropolitan, municipal, and district assemblies (MMDAs) with Accra as its capital.

The top five major ethnic groups in the region are Akan, 41.1 percent; Ga Dangme, 24.6 percent; Ewe, 20.2 percent; Mole-Dagbani, 5.8 percent; and Gurma, 1.8 percent.

Western. The Western region is located in the southern part of Ghana. The region has a long coast of 195 km stretching from Ghana's border with the Comoé District of Ivory Coast in the west to the Central region in the east. The region has Ghana's southernmost location, Cape Three Points, where crude oil was discovered in 2007. The region has 14 districts and covers an area of 13,842 sq. km (5.8 percent of Ghana's land area) with a population of 2,060,585 at the 2021 Census (or 149 people per square kilometre). The regional capital is Sekondi-Takoradi. The top five major ethnic groups in the region are Akan, 78.0 percent; Mole-Dagbani, 8.3 percent; Ewe, 6.4 percent; Ga Dangme, 2.5 percent; and Gurma, 1.6 percent. The region has a number of castles and trading forts, such as Fort Fredericksburg at Princes Town, Fort Antonio at Axim, Fort Apollonia at Beyin, and Fort Metal Cross at Dixcove, that are still open to visitors. Nzulezu is one of the few ancient settlements on stilts left in the world and since 2000 has been on the tentative list of UNESCO world heritage sites.

Central. The region covers an area of 9,826 sq. km, constituting 4.1 percent of Ghana's land area. It is bordered by the Ashanti and Eastern regions to the north; the Western region to the west; the Greater Accra to the east; and the Gulf of Guinea to the south. According to the 2021 census, the region has a population of 2,859,821, giving it a population density of 291 people per square kilometre. The region has a coastline of 150km and its famous for its forts and castles, three of which—the Cape Coast Castle, the Elmina Castle, and the Fort St. Jago—are UNESCO World Heritage Sites. The region is made up of 22 Municipal and District Assemblies with Cape Coast as the regional capital. The top five major ethnic groups in the region are Akan, 78.5 percent; Ewe, 7.0 percent; Guan, 5.1 percent; Ga Dangme, 2.9 percent; and Mole-Dagbani, 2.5 percent.

Volta. The Volta region covers an area of 9,504 sq. km, constituting 4.0 percent of the country's land area. The region has a population of 1,659,040 and a population density of 175 people per square kilometre. The is bordered on the west by the Republic of Togo, and to the east by the Volta Lake. The Volta region, with Ho as its capital, has 18 administrative districts. The top five major ethnic groups in the region are Ewe, 90.3 percent; Akan, 2.5 percent; Guan, 1.9 percent; Ga Dangme, 1.3 percent; and Gurma, 1.0 percent.

Metropolitan, Municipal, and District Assemblies (MMDAs) in the four coastal Regions

Region	Metropolitan, Municipal, and District Assemblies (MMDAs)
Greater Accra	Ablekuma Central Municipal; Ablekuma North Municipal; Ablekuma West Municipal; Accra Metropolitan; Ada East; Ada West; Adenta Municipal; Ashaiman Municipal; Ayawaso Central Municipal; Ayawaso East Municipal; Ayawaso North Municipal; Ayawaso West Municipal; Ga Central Municipal; Ga East Municipal; Ga North Municipal; Ga South Municipal; Korle Klottedey Municipal; Kpone Katamanso Municipal; Krowor Municipal; La Dade Kotopon Municipal; La Nkwantanang Madina Municipal; Ledzokoku Municipal; Ningo Prampram; Okaikwei North Municipal; Ningo Prampram; Okaikwei North Municipal; Shai Osudoku; Tema Metropolitan; Tema West Municipal; and Weija Gbawe Municipal.
Western	Ahanta West; Ellebelle; Jomoro; Mpohor; Nzema East Municipal; Prestea-Huni Valley; Sekondi-Takoradi Metropolitan; Effia Kwesimintsim Municipal; Shama; Tarkwa-Nsuaem Municipal; Wassa Amenfi Central; Wassa Amenfi East; Wassa Amenfi West; and Wassa East.
Central	The Abura Asebu Kwamankese, Agona East, Agona West Municipal, Ajumako Enyan Essiam, Asikuma Odoben Brakwa, Assin Central Municipal, Assin North, Assin South, Awutu Senya East Municipal, Awutu Senya West, Cape Coast Metropolitan, Effutu Municipal, Ekumfi, Gomoa East, Gomoa Central, Gomoa West, Komenda-Edina-Eguafo-Abirem Municipal, Mfantsiman Municipal, Twifo Atti Morkwa, Twifo/Heman/Lower Denkyira, Upper Denkyira East Municipal, and Upper Denkyira West.
Volta	South Tongu, Anloga, Keta Municipal, Ketu South, Ketu North, Akatsi North, Akatsi South, Central Tongu, North Tongu, Ho-West, Adaklu, Agortime Ziope, Ho, South Dayi, Afadzato South, North Dayi, Kpando Municipal, and Hohoe Municipal.

4.1.2 Population and Location**4.1.2.1 Population**

Ghana's population stands at 30,832,019 based on the 2021 Census data. This represents a 25 percent increase over the 2010 figure of 24,658,823. The total population (housing population and non-housing population) of the Coastal regions form 39 percent of the national population (38.9 percent of male population and 39.2 percent of female population). Among the Coastal regions, the Volta region has the least population size of 1,659,040, constituting 5.4 percent of the national figure and 13.8 percent of the total population of the Coastal regions. The Greater Accra region has the largest population. The region's population constitutes 17.7 percent of the national total population and 45.3 percent of the population of the coastal regions.

The Central contributes 9.3 percent to the national total population and 23.8 percent of the Coastal region's population. This is followed by the Western region, which contributes 6.7 percent and 17.1 percent, respectively (Table 4).

Table 4. Population Distribution by Sex and Location

Region/ Aggregate	Locality	Total Population		
		Both Sexes	Male	Female
Greater Accra	Total	5,455,692	2,679,063	2,776,629
	Urban	5,001,141	2,452,235	2,548,906
	Rural	454,551	226,828	227,723
Western	Total	2,060,585	1,045,227	1,015,358
	Urban	1,062,865	527,319	535,546
	Rural	997,720	517,908	479,812
Central	Total	2,859,821	1,390,987	1,468,834
	Urban	1,654,703	800,742	853,961
	Rural	1,205,118	590,245	614,873
Volta	Total	1,659,040	790,685	868,355
	Urban	698,329	329,597	368,732
	Rural	960,711	461,088	499,623
Coastal Regions	Total	12,035,138	5,905,962	6,129,176
	Urban	8,417,038	4,109,893	4,307,145
	Rural	3,618,100	1,796,069	1,822,031
Ghana	Total	30,832,019	15,200,440	15,631,579
	Urban	17,472,530	8,511,201	8,961,329
	Rural	13,359,489	6,689,239	6,670,250

Source: Population and Housing Census (2021)

4.1.2.2 Sex Distribution

At the national level there are 1.4 percent more females (49.3 percent) than there are males (50.7 percent). The difference is slightly higher for Coastal regions where there are 1.9 percent more females (49.1 percent) than there are males (50.9 percent). In absolute terms, the national total population of females is 15,631,579 compared to the 15,200,440 males. Similarly, the Coastal region's total population of females is 6,129,176 compared to 5,905,962 males (Table 4).

Greater Accra. The Greater Accra region has a total female population of 2,776,629 and a male population of 2,679,063. Consequently, there are 1.8 percent more females (50.9 percent) in the region than males (49.1 percent).

Western. The Western region has a total female population of 1,015,358 and a male population of 1,045,227. Unlike the other regions, the Western region has 1.4 percent more males (50.7 percent) than females (49.3 percent).

Central. The region has a total female population of 1,468,834 and a male population of 1,390,987. The region has 2.7 percent more females (51.4 percent) than males (48.6 percent).

Volta. The region has the highest disparity between male and female population. The female population of 868,355 (52.3 percent of the total) is 4.7 percent more than males (population of 790,685 or 47.7 percent of the total).

4.1.2.3 Localities

Overall Ghana is an urbanised country with more (56.7 percent) of its population living in the urban centres. This phenomenon remains true for both sexes. The urban centres have more female population (57.3 percent) than the rural centres (42.7 percent) and more males are (56 percent) are in urban centres than in the rural centres (44 percent). Approximately 70 percent of the population in coastal regions live in the urban areas. This ranges from 70.3 percent of females (4,307,145) and 69.6 percent of males (4,109,893).

Greater Accra. The Greater Accra region is the most urbanised of all the Coastal regions with 91.7 percent (5,001,141) of the population living in urban centres. This is evenly distributed among males (91.5 percent; 2,452,235) and females (91.8 percent; 2,548,906).

Western. About 51.6 percent (or 1,062,585) of the total population in the Western region live in urban centres compared to the 48.4 percent (or 997,720) that live in the rural areas. With regards to sex, 50.5 percent (or 527,319) of males and 52.7 percent (or 535,546) live in the urban areas.

Central. The Central region follows similar trajectory. There are more people (57.9 percent; 1,654,703) living in urban centres. About 57.6 percent (800,742) of the male population and 58.1 percent (853,961) of females living in urban centres.

Volta. The Volta region has a unique distribution among the four Coastal regions. It is the only region which has more of its population in rural centres than in urban centres. Overall, the region has 57.9 percent (or 960,711) of its population in rural centres. This is the same for both sexes: 58.3 percent (461,088) of males and 57.5 percent (499,623) of females live in rural areas.

4.1.3 Household Size

Ghana has 8,365,174 households with an average household size of 3.6 individuals compared with the Coastal regions' 3,653,375 households and an average household size of 3.2. The four coastal regions contribute about 39 percent to the total national household population of 30,079,802.

Among the coastal regions, the Greater Accra Region has the highest number of households—1,702,160—with an average household size of 3.2. This is followed by the Central region with 838,493 households with an average household size of 3.3. The western region has 621,349 households with an average household size of 3.3. The Volta region has the least number of households at 491,373 households (Table 5).

Table 5: Household and average household size

Region/Aggregate	Household Population	Number of Household	Average Household Size
Greater Accra	5,384,268	1,702,160	3.2
Western	2,022,816	621,349	3.3
Central	2,771,486	838,493	3.3

Region/Aggregate	Household Population	Number of Household	Average Household Size
Volta	1,600,939	491,373	3.3
Coastal Regions	11,779,509	3,653,375	3.2
Ghana	30,079,802	8,365,174	3.6
Coastal Regions proportion of National	39.2%	43.7%	

Source: Population and Housing Census (2021)

4.1.4 Literacy

The overall literacy rate for people 15 years and older, in Ghana, is 72.2 percent compared to 81.7 percent for the four Coastal regions, which varies from a minimum of 74.8 percent in the Western region to the maximum of 88.1 percent in the Greater Accra region. Literacy rates for this category is higher among males than females. For instance, the national male literacy rate for this age category is 78.4 percent compared to 66.3 percent for females. Greater Accra has the highest male literacy for this age category (92.2 percent), while the Western region has the lowest male literacy rate (80.2 percent). Among females, the Volta region has the lowest female literacy rate (67.6 percent) among all the Coastal regions while the Greater Accra has the highest female literacy rate (84.2 percent) (Table 6).

Again, urban centres have the highest literacy rates compared to the rural areas. The national literacy among 15 years and older in the urban areas is 81.8 percent and 58.3 percent in the rural areas and 86.3 percent for urban areas and 69.8 percent for rural areas of Coastal regions. At the regional level, the Greater Accra region recorded the highest literacy rates for both urban and rural areas with 89.1 percent and 76.2 percent, respectively. The Volta region recorded the least literacy rates for urban areas (81.2 percent) among the Coastal regions while the Western region recorded the least literacy rates for rural areas (65.0 percent) among the Coastal regions.

Table 6: Population 15 Years and Older by Literacy Status, Sex, Type of Locality and Region

Literacy Status	Ghana	Western	Central	Greater Accra	Volta	Coastal Regions
All localities						
Both Sexes						
Not Literate	27.8%	25.2%	22.7%	11.9%	24.9%	18.3%
Literate	72.2%	74.8%	77.3%	88.1%	75.1%	81.7%
Male						
Not Literate	21.6%	19.8%	15.7%	7.8%	16.1%	12.8%
Literate	78.4%	80.2%	84.3%	92.2%	83.9%	87.2%
Female						
Not Literate	33.7%	30.8%	28.9%	15.8%	32.4%	23.6%
Literate	66.3%	69.2%	71.1%	84.2%	67.6%	76.4%
Urban						
Both Sexes						
Not Literate	18.2%	16.6%	18.2%	10.9%	18.8%	13.7%
Literate	81.8%	83.4%	81.8%	89.1%	81.2%	86.3%

Literacy Status	Ghana	Western	Central	Greater Accra	Volta	Coastal Regions
Male						
Not Literate	12.6%	11.8%	12.6%	7.0%	11.5%	9.0%
Literate	87.4%	88.2%	87.4%	93.0%	88.5%	91.0%
Female						
Not Literate	23.3%	21.4%	23.3%	14.7%	25.1%	30.2%
Literate	76.7%	78.6%	76.7%	85.3%	74.9%	69.8%
Rural						
Both Sexes						
Not Literate	41.7%	35.0%	29.1%	23.8%	29.5%	30.2%
Literate	58.3%	65.0%	70.9%	76.2%	70.5%	69.8%
Male						
Not Literate	34.2%	28.4%	20.3%	17.5%	19.6%	22.1%
Literate	65.8%	71.6%	79.7%	82.5%	80.4%	77.9%
Female						
Not Literate	49.0%	42.2%	37.2%	30.0%	38.0%	37.8%
Literate	51.0%	57.8%	62.8%	70.0%	62.0%	62.2%

Source: Population and Housing Census (2021)

4.1.5 Poverty

Poverty is more endemic in the rural areas of the country than in urban centres. The average poverty rate in the rural zones (39.5 percent) in 2016/17 was 31.7 percentage points higher than it was in the urban zones (7.8 percent). Comparatively, poverty incidence is lower in three of the coastal regions – Western, Central, and Greater Accra – compared to the national average poverty rate. The Volta region recorded the highest poverty incidence, among the coastal regions, of 37.3 percent in 2016/17, which was also higher than the national average of 23.4 percent, for the same period. The Greater Accra region recorded the lowest poverty incidence, not only among the coastal regions but also for all regions of the country, with 2.5 percent.

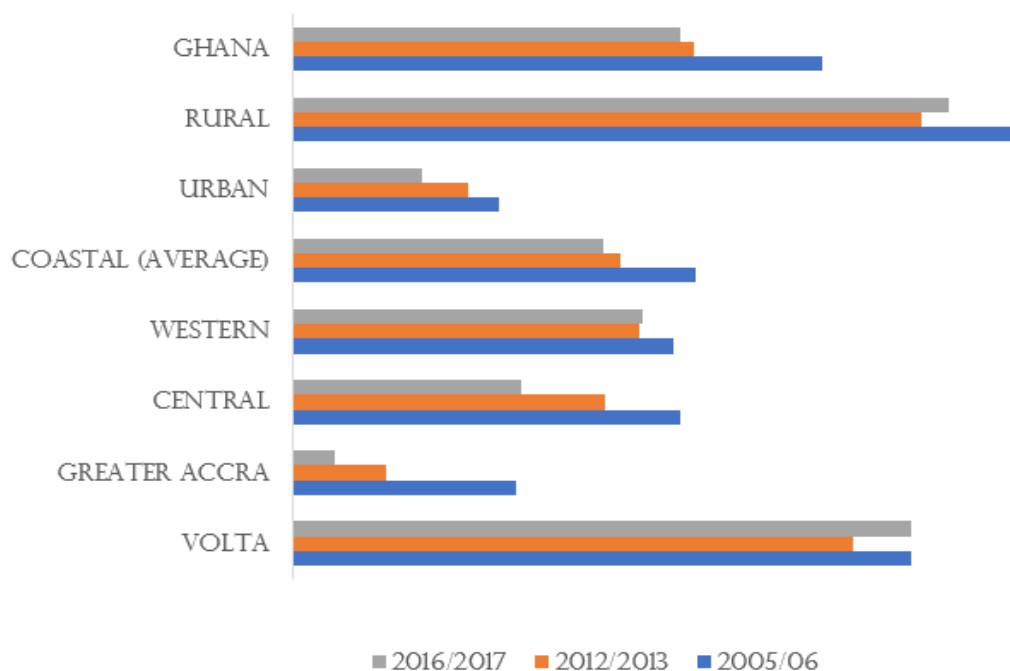


Figure 3. Poverty Incidence by Locality (Poverty line = GHS 1,314)⁶

4.1.6 Employment Status of the Population

According to the 2021 census, 59.7 percent of the national population of individuals between 15 and 64 years (18,554,520) are economically active, 51.8 percent are employed, 8 percent are unemployed, and 40.3 percent are outside the labour force. Among the Coastal region, the Greater Accra region recorded the highest proportion of economically active population (66 percent), and the Volta region recorded the least at 57.6 percent. Though the Volta region had the least proportion of its economically active population unemployed for both sexes (7.1 percent for males and 8.4 percent for females)—compared with the Western region (9.2 percent for males and 8.8 percent for females), the Greater Accra region (8.4 percent for males and 8.5 percent for females), and the Central region (7.7 percent for males and 8.4 percent for females)—it also had the highest proportion of this population outside the labour force for both sexes (38.1 percent for males and 46.2 percent for females). This is compared to the 39.3 percent (35.5 percent for males and 42.8 percent for females) for Central region, 38.5 percent (33.2 percent for males and 44.0 percent for females) for Western region, and 34 percent (28.9 percent for males and 38.9 percent for females) for Greater Accra region.

⁶Obtained and estimated from the Ghana Living Standards Survey Round 7 (GLSS 7) Poverty Trends in Ghana (2005 – 2017).

Table 7: Employment Status of 15 to 64 Years by Coastal Region and by Sex (%)

Locality/ Region	Economically	Employed			Unemployed			Not in labour force		
	Active (Both Sexes)	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female
Western	61.5%	52.5%	57.6%	47.1%	9.0%	9.2%	8.8%	38.5%	33.2%	44.0%
Central	60.7%	52.6%	56.8%	48.8%	8.1%	7.7%	8.4%	39.3%	35.5%	42.8%
Greater Accra	66.0%	57.5%	62.7%	52.6%	8.4%	8.4%	8.5%	34.0%	28.9%	38.9%
Volta	57.6%	49.8%	54.8%	45.4%	7.8%	7.1%	8.4%	42.4%	38.1%	46.2%
Coastal Regions	62.9%	54.6%	59.5%	49.9%	8.4%	8.2%	8.5%	37.1%	32.3%	41.6%
Ghana	59.7%	51.8%	57.2%	46.5%	8.0%	7.5%	8.4%	40.3%	35.3%	45.0%

Source: Population and Housing Census (2021)

4.1.7 Economic Characteristics of Coastal Ghana

Over 60 percent of major industries (manufacturing, refinery, mining, port and harbour, textile, and smelting), urban settlements (Accra, Tema, and Takoradi), tourism, heritage and conservation sites are located in the coastal zone (Amlalo, 2006). The primary commercial activity along Ghana's coastal town and communities is fishing. Other commercial activities are salt production, stone and sand winning, recreational activities, agriculture and, more recently, commercial activities relating to oil and gas sector, especially in the Western region.

About 22.4 percent of the employed individuals of 15 years and above in the Coastal regions are employed in the "Wholesale and retail trade; repair of motor vehicles and motorcycles" industry. This is followed by "Agriculture, forestry, and fishing", 18.5 percent; "Manufacturing", 8.1 percent; "Accommodation and food services", 6.6 percent; and "Transportation and storage", 6.6 percent. Males dominate in Agriculture, forestry, and fishing (20.7 percent), Wholesale and retail trade; repair of motor vehicles and motorcycles (12.6 percent), and Transportation and storage (12.2 percent). Females, on the other hand, dominate in Wholesale and retail trade; repair of motor vehicles and motorcycles (33.6 percent), Agriculture, forestry, and fishing (16.0 percent), and Accommodation and food services activities (12.0 percent) (Table 8).

Western Region. Agriculture (including forestry and fishing) is the major industry in the Western region, employing 35.4 percent. This is followed by wholesale and retail; repair of motor vehicles and motorcycles (15.7 percent), Manufacturing (6.9 percent), Mining and quarrying (6.1 percent), and Transportation and storage (5.5 percent).

Males dominate in Agriculture, forestry, and fishing (38.9 percent), Mining and quarry (10.0 percent), and Transportation and storage (9.7 percent), whereas the females dominate in Agriculture, forestry, and fishing (30.9 percent), Wholesale and retail trade; repair of motor vehicles and motorcycles (26.6 percent), and Accommodation and food service activities (10.5 percent).

Greater Accra. The five industrial activities that employ the most individuals in this population group in the region are: "Wholesale and retail trade; repair of motor vehicles and motorcycles", 61.0 percent; "Manufacturing", 19.1 percent; "Transportation and storage", 16.8 percent; "Accommodation and food service", 16.3 percent; and "Construction", 16.2 percent. "Agriculture, forestry, and fishing" is the seventh most important industry, employing about 3.9 percent of the population group.

Males dominate in Wholesale and retail trade; repair of motor vehicles and motorcycles (17.2 percent), Transportation and storage (13.7 percent), and Construction (13.0 percent), whereas females dominate in Wholesale and retail trade; repair of motor vehicles and motorcycles (39.1 percent), Accommodation and food service activities (12.9 percent), and Manufacturing (8.1 percent).

Central. The industry that employs the most individuals from 15 years and above in the region is Agriculture, forestry, and fishing (30.5 percent). This is followed by Wholesale and retail trade; repair of motor vehicles and motorcycles (19.2 percent), Manufacturing (6.9 percent), Education (6.7 percent), and Accommodation and food services activities (6.4 percent).

Males in the Central region dominate in the agriculture, forestry, and fishing (33.9 percent), Construction (11.7 percent), and Transportation and storage (11.6 percent) industries. On the other hand, females dominate in Wholesale and retail trade; repair of motor vehicles and motorcycles (30.1 percent), Agriculture, forestry, and fishing (26.9 percent), and Accommodation and food service activities (11.7 percent).

Volta. Agriculture, forestry, and fishing is the largest industry in the Volta region, employing (33.2 percent). This is followed by the Wholesale and retail trade; repair of motor vehicles and motorcycles (16.9 percent), and Manufacturing (9.7 percent).

Whereas males dominate in Agriculture, forestry, and fishing (36.5 percent), Transportation and storage (10.6 percent), and Construction (9.8 percent), females dominate in Agriculture, forestry, and fishing (29.6 percent), Wholesale and retail trade; repair of motor vehicles and motorcycles (26.8 percent), and Manufacturing (11.1 percent).

Table 8: Employed Population 15 Years and Older by Industry, Sex, and Coastal Region

Industry	All Regions			Coastal Regions			Western			Central			Greater Accra			Volta		
	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female
Agriculture, forestry, and fishing	33.0%	36.6%	28.8%	18.5%	20.7%	16.0%	35.4%	38.9%	30.9%	30.5%	33.9%	26.9%	3.9%	4.9%	2.8%	33.2%	36.5%	29.6%
Mining and quarrying	1.1%	1.9%	0.2%	1.4%	2.4%	0.3%	6.1%	10.0%	1.1%	1.0%	1.8%	0.2%	0.7%	0.5%	0.1%	0.3%	0.4%	0.3%
Manufacturing	6.7%	5.9%	7.7%	8.1%	7.5%	8.7%	6.9%	5.3%	8.9%	6.9%	5.3%	8.7%	19.1%	9.0%	8.1%	9.7%	8.4%	11.1%
Electricity, gas, steam, and air conditioning supply	0.5%	0.9%	0.1%	0.7%	1.3%	0.1%	0.6%	1.0%	0.1%	0.6%	1.1%	0.0%	2.0%	1.5%	0.1%	0.5%	1.0%	0.0%
Water supply; sewerage, waste management and remediation activities	0.1%	0.2%	0.1%	0.2%	0.3%	0.1%	0.1%	0.2%	0.1%	0.1%	0.2%	0.1%	0.5%	0.3%	0.1%	0.1%	0.2%	0.1%
Construction	5.2%	9.1%	0.7%	6.3%	11.4%	0.6%	4.3%	7.3%	0.4%	6.3%	11.7%	0.4%	16.2%	13.0%	0.8%	5.3%	9.8%	0.5%
Wholesale and retail trade; repair of motor vehicles and motorcycles	18.7%	10.1%	28.8%	22.4%	12.6%	33.6%	15.7%	7.2%	26.6%	19.2%	9.0%	30.1%	61.0%	17.2%	39.1%	16.9%	7.5%	26.8%
Transportation and storage	5.2%	9.5%	0.2%	6.6%	12.2%	0.3%	5.5%	9.7%	0.2%	6.1%	11.6%	0.1%	16.8%	13.7%	0.5%	5.5%	10.6%	0.1%
Accommodation and food service activities	5.3%	1.5%	9.8%	6.6%	1.9%	12.0%	5.3%	1.3%	10.5%	6.4%	1.5%	11.7%	16.3%	2.5%	12.9%	6.0%	1.3%	10.9%
Information and communication	0.5%	0.7%	0.2%	0.8%	1.2%	0.4%	0.3%	0.4%	0.1%	0.4%	0.6%	0.1%	2.9%	1.9%	0.6%	0.3%	0.4%	0.1%
Financial and insurance activities	1.5%	1.6%	1.3%	2.0%	2.2%	1.8%	1.2%	1.2%	1.2%	1.2%	1.4%	0.9%	6.3%	3.0%	2.6%	1.1%	1.4%	0.7%

Industry	All Regions			Coastal Regions			Western			Central			Greater Accra			Volta		
	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female
Real estate activities	0.1%	0.2%	0.0%	0.2%	0.3%	0.0%	0.1%	0.1%	0.0%	0.1%	0.2%	0.0%	0.5%	0.4%	0.1%	0.1%	0.1%	0.0%
Professional, scientific, and technical activities	1.4%	1.7%	1.0%	1.9%	2.4%	1.2%	1.1%	1.4%	0.7%	1.2%	1.5%	0.8%	5.8%	3.4%	1.7%	1.0%	1.3%	0.7%
Administrative and support service activities	0.8%	0.9%	0.7%	1.2%	1.3%	1.0%	0.7%	0.8%	0.5%	0.7%	0.9%	0.5%	3.8%	1.8%	1.6%	0.6%	0.8%	0.5%
Public administration and defence; compulsory social security	1.7%	2.3%	0.9%	2.4%	3.3%	1.3%	1.6%	2.3%	0.7%	1.2%	1.8%	0.6%	7.6%	4.6%	2.0%	1.3%	2.0%	0.6%
Education	5.9%	6.1%	5.7%	5.8%	5.6%	6.0%	5.0%	4.6%	5.5%	6.7%	7.3%	6.1%	11.8%	4.5%	6.2%	7.0%	8.2%	5.7%
Human health and social work activities	2.6%	1.9%	3.4%	2.7%	1.9%	3.7%	2.1%	1.3%	3.0%	2.3%	1.7%	2.9%	7.1%	2.2%	4.4%	2.6%	2.0%	3.3%
Arts, entertainment, and recreation	0.9%	0.9%	0.8%	1.1%	1.3%	1.0%	0.6%	0.6%	0.6%	0.8%	0.9%	0.7%	3.2%	1.7%	1.2%	1.2%	1.4%	0.9%
Other service activities	8.3%	7.6%	9.1%	10.5%	9.9%	11.1%	7.0%	6.0%	8.2%	8.0%	7.4%	8.6%	30.3%	13.2%	14.1%	6.8%	6.4%	7.3%
Activities of households as employers; undifferentiated goods- and services-producing activities of households for own use	0.5%	0.3%	0.6%	0.6%	0.4%	0.8%	0.3%	0.2%	0.4%	0.3%	0.2%	0.4%	1.8%	0.5%	1.1%	0.4%	0.3%	0.6%

Industry	All Regions			Coastal Regions			Western			Central			Greater Accra			Volta		
	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female	Both Sexes	Male	Female
Activities of extraterritorial organisations and bodies	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%

Source: Population and Housing Census (2021)

4.1.7.1 Fishing

The marine fisheries and consequently the fishing fleet can be classified into four main groups, artisanal fishing fleet, nearshore and inshore fishery vessels, the offshore/distant water vessels, and the tuna fleet. Artisanal and nearshore fishery is the fishing practice undertaken by the largest number of people, with fishing serving as an important aspect of coastal communities' livelihoods. For example, the fisheries sector in total accounts for around 60 percent of the national animal protein supply, and fish and seafood account for 16 percent of total household spend on food (Koranteng, 1998; Antwi-Asare and Abbey 2011).

Artisanal fishery is mainly operated from beaches by means of wooden canoes. There are three types of canoe in Ghana ranging from 3 to 5 m small dugout canoes mainly propelled by paddle, through medium 6 to 11 m wooden canoes propelled by paddle, sail, and outboard engine, to large 12 to 18 m wooden canoes mainly motorised by outboard engine (Doyi, 1984). Approximately 50 to 60 percent of the canoes are powered by outboard motors with engine power of less than 40 hp (FAO 2010; Kwadjosse 2009). Some artisanal vessels that are better equipped may operate at ranges of up to 120 miles from harbour (de Lesteng, 2007). Crews for the larger canoes range between 4 and 30 people, depending on the canoe size and fishing gear. This fleet operates different fishing gears as hook and line and beach seines used to exploit demersal fishes. They also use drift gill or beach seines nets. The main species they target are sardinella species, seabreams, snappers, and groupers, among others.

The inshore/nearshore fishing fleet consists of locally built wooden vessels fitted with inboard engines of up to 400 hp ranging between 8 m and 37 m in length. Vessels with lengths less than 12 m are referred to as small-sized while those between 12 and 22 m are referred to as medium-sized vessels (FAO 2010).

There are about 300 inshore vessels, operating from seven landing centres, the larger centres being Takoradi, Tema, Elmina and Sekondi and the smaller centres being Apam, Axim, Mumford (TFS 2011). Currently this sector is estimated to land about 2 percent of the total marine fish production (Kwadjosse 2009). The inshore fleets are mainly multi-purpose and operate as purse-seiners during the upwelling periods and switching to bottom trawling for the rest of the year. Most purse-seine nets measure 400 to 800 m long, are 40 to 70 m deep and have a mesh size of approximately 25 to 40 mm. Bottom trawl gear has a mesh of 40 mm at the end of the net (cod end), 45 m head rope and 40 m foot rope. The fishermen in this category can stay offshore for three to five days depending on the availability of catch and as such carry ice for preserving fish, and they have a range of up to 200 nautical miles (de Lesteng, 2007).

The industrial fishing fleet is composed of trawlers, shrimpers and tuna boats that may remain at sea for periods that last up to one month. According to FAO (2014) the fleet in Ghana includes approximately 60 trawlers and about 29 tuna boats. As deep-sea vessels, they are required by the Fisheries Act of 2002 (Act 625) to operate outside the Inshore Exclusion Zone (IEZ), that is in waters greater than 30 m depth (or 12 nautical miles), but as they generally cannot trawl in depths greater than 75 m, due to the state of disrepair of vessels and engines, their operational area is limited to areas between these two depths.

The tuna fleet operates throughout the Gulf of Guinea. The geographic range for Tuna fishery is between 20 nautical miles (nm) and 200 nm exclusive economic zone (EEZ).

Artisanal fishermen operate by means of canoes from open beaches where landing facilities are usually not well developed. There are numerous landing sites along the coastline, and each will be under control of a Chief fisherman. A typical industrial vessel landing site is equipped with a landing berth, net mending sheds, fish discharge sheds, fish market, offices, and a boatyard. Tema Fishing Harbour is the main landing site for industrial vessels, though Takoradi harbour also has berthing facilities for industrial vessels. Together, the industrial vessel landing sites reported 86 454 tonnes, or just over one quarter of total marine fish output in 2002.

Inshore landing sites would typically include some of the following: berthing bay, boatyard, boat repair facilities, net mending shed, workshop for repair and maintenance of outboard motors and marine engines, net drying area, and fish market. The most important landing sites for inshore vessels are Tema Fishing Harbour, Takoradi fish landing facilities, the old Sekondi Fishing Harbour, and the Albert Bosomtwe Fishing Harbour. Together, the inshore landing sites reported 7 785 tonnes, equivalent to about 3 percent of marine fish output, in 2002.

Typically, artisanal landing sites are characterised by a dearth of the facilities available at the industrial and inshore vessel landing sites. Important artisanal landing sites are Teshie, Jamestown, Chorkor, Shama, Axim, Elmina, Winneba, Mumford, Akplabonya, Adina, Atiteti, Abutiakope and Moree. Together, the artisanal landing sites are estimated to have accounted for 20 0769 tonne of fish, equivalent to 69 percent of total marine fish output in 2002.

4.1.7.2 Salt Mining

Ghana is one of the few countries in Africa that has minimum conditions for salt production and thus has had a long history of salt mining spanning several centuries along her 500km coastlines. The sector is very important to the livelihoods of hundreds of thousands of people in the coastal communities where the commodity is produced. The main lagoons and areas where salt production is more effective due to the prevalence of more supportive climatic conditions for solar salt production include Ada Songor, Keta, Densu Delta area, Nyanya, Amisa, and Awmwin/Benya Lagoons.

Data from Ghana Export Promotion Authority (GEPA) show the country's export revenue from salt stood at more than US\$5 million and US\$4.7 million in 2017 and 2018 respectively. The significance of the salt industry and its contribution to the economy of Ghana can also be seen in the potential of the sector in creating employment. The bulk of the production and exports comes from artisanal small-scale producers (TWN, 2017).

4.1.8 Coastal Heritage

Ghana has rich coastal heritage sites along her coastline. There are about 40 castles and forts, which were developed along the coast between 15th and 18th centuries by various European countries. The castles and forts were built and occupied at different times by traders from Portugal, Spain, Denmark, Sweden, Holland, Germany, and Britain. They served the gold trade of European chartered companies. Later they played a significant part in the Transatlantic Slave Trade. UNESCO has designated three Castles (Cape Coast, St. George's d'Elmina and Christiansborg at Osu, Accra), 15 Forts (Good Hope at Senya Beraku; Patience at Apam; Amsterdam at Abandzi; St. Jago at Elmina; San Sebastian at Shama; Metal Cross at Dixcove; St. Anthony at Axim; Orange at Sekondi; Groot Fredericksborg at Princesstown; William (Lighthouse) at Cape Coast; William at Anomabu; Victoria at Cape Coast; Ussher at Usshertown, Accra; James at Jamestown, Accra and Apollonia at Beyin), four Forts partially in ruins (Amsterdam at Abandzi; English Fort at British Komenda; Batenstein at Butre; Prinzensten at Keta), four ruins with visible structures (Nassau at Mouri; Fredensborg at Old Ningo; Vredenburg at Dutch Komenda; Vernon at Prampram and Dorothea at Akwida), and two sites with traces of former fortifications (Fredericksborg at Amanful, Cape Coast and Augustaborg at Teshie, Accra)⁷.

⁷ <https://whc.unesco.org/en/list/34>

4.1.9 Traditional Authorities

Groups of villages or communities are governed by Traditional Authorities that are the custodians of lands, local tradition, morals, and traditional practices. The traditional system of authority is managed at a national level through the Ministry of Chieftaincy and Culture. The role of the Ministry is to preserve, sustain and integrate the regal, traditional and cultural values, and practices. At the local level, the Paramount Chiefs are the traditional heads of the people and custodians of the land, and they carry great local influence. Each Chief have a Traditional Council, which is composed of the elders who advises the Chief and/or carry out the instructions of the Chief and safeguard traditional customs and knowledge about an area for future generations.

4.2 Land Size and Land Uses

The four coastal regions constitute a total of 36,417 square kilometres, about 15 percent of the total land area of the country. Of the four Coastal regions, the Western region has the largest land area of 13,842 sq. km. and the Greater Accra has the least land area at 3,245 sq. km.

Table 9: Land Area of Coastal Region

Region	Land Area (sq. Km)
Western	13,842
Central	9,826
Greater Accra	3,245
Volta	9,504
Coastal Regions	36,417
Ghana	238,533

Source: Population and Housing Census (2021)

4.2.1 Coastal Lands Size and Land Uses

The coastline of Ghana is approximately 550 km. The coast is sub-divided into three major zones: East, Central, and West coast. The eastern coast (≈ 149 km) stretches from Aflao (Togo Border) in the East to the west of Prampram. The beaches comprise medium to coarse sand with an elevation of about 2m above sea level. The Central coast (≈ 296 km) represents a medium energy environment. It is an embayed coast of rocky headlands, sand bars and spits enclosing coastal lagoons. The coast is characterised by sandy shorelines, which lie mostly, between rocky headlands and promontories. It is the most developed part of Ghana's coastlines. It extends from the west of Prampram to Cape Three Points (the south most point of Ghana). The West coast (≈ 95 km) is a low energy beach. It consists of flat and wide beaches backed by coastal lagoons. The coast extends from the estuary of the Ankobra River to the border with La Cote D'Ivoire. Coastal erosion is not confined to any of these wider coastal divisions (East, Central and West) alone, but occurs to varying extent along the entire coastline of Ghana (Armah and Amlalo 1998)⁸.

The Greater Accra Region has a coastline of approximately 126km, stretching from Kokrobite in the west to Ada in the east. The Central Region has a coastline of approximately 150km. The Western Region has a coastline of approximately 195km coastline that stretches from South Ghana's border with Ivory Coast to the Western region's boundary with the Central Region on the east.

⁸ In Fighting Coastal Erosion in Keta Area Case study 06, West Africa Coastal Areas <https://documents1.worldbank.org/curated/en/541981527661149414/pdf/Fighting-coastal-erosion-in-Keta-area.pdf>

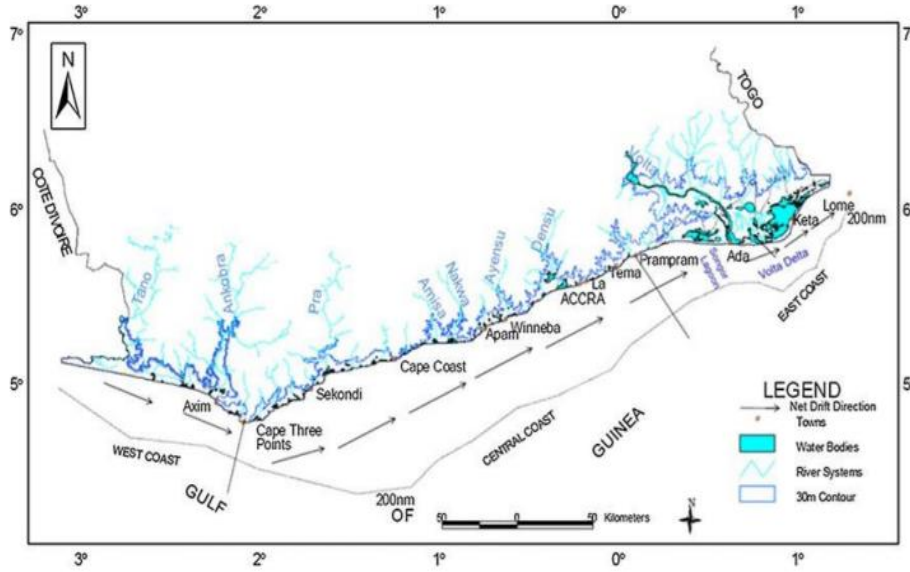


Figure 4: Drainage, Longshore Drift and Divisions of Ghana’s Coastline
(Source: Boateng 2012)

4.2.2 Land Cover

Rapid urban sprawl is widespread and most evident around large cities and at the coast where built-up areas are starting to merge. The built-up areas have increased coastal regions especially Greater Accra, Central and Central. The urbanisation process is mainly linked to economic growth, commercialisation, and industrialisation, as well as rural-urban migration and globalisation. At the heart of this urbanisation process in Accra is the Greater Accra Metropolitan Area (GAMA), which has evolved from a group of coastal fishing communities to become the economic hub of Ghana, attracting people from all over the country and other parts of the world.

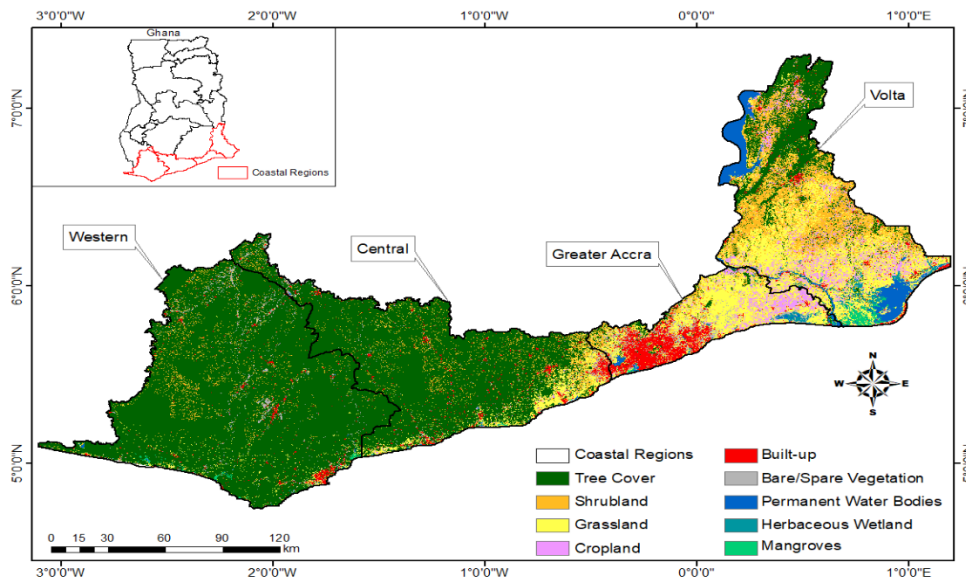


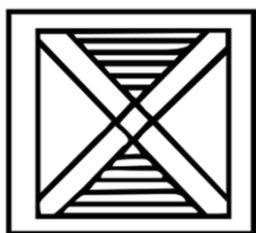
Figure 5: Land Cover and Land Use Map of the Coastal Regions of Ghana
(Source: Green WaterHut, 2022)

4.2.3 Vulnerabilities in Coastal Regions of Ghana

Sea level rise is projected to exacerbate shoreline recession, particularly on sandy shores, inundating low-lying coastal areas, and increasing the salinity of estuaries and aquifers⁹. These physical changes can have significant impacts on socio-economic activities within the coastal regions. Coastal habitats will be lost, biodiversity could be adversely affected, and livelihood impacted especially in areas inhabited predominantly by fishermen and farmers. Sea level rise, along with projected increase in extreme weather events, make the choice of location of new construction and key infrastructure of critical importance to both urban planners and decision-makers. Coastal erosion and flooding are particularly serious in Greater Accra and part of coastal communities in Volta Region where sea level rise increases erosion intensity and raises the chance of flooding by 20 percent. The most recent case of sea level rise occurred in November 2021 in the coastal district of Keta where nearly 4,000 people were displaced by storm-related ocean surge, prompting their evacuation. While sea erosions are natural phenomena, unregulated human activities have greatly accelerated the problem.

⁹ Ghana National Communication to the UNFCCC

5.0 POTENTIAL RISKS AND IMPACTS FROM THE PROJECT



*Mframadan (Wind-Resistant House):
Fortitude and readiness
to face life's vicissitudes.*

Physical works under the WACA Project II along the Keta Lagoon, the Songor Lagoon, the Coastal areas along the Tema Beach Road, the Densu Delta, and the Korle Lagoon are expected to have a range of temporary or permanent positive and negative social and economic impacts. Adverse impacts are likely to result in potential physical and economic displacement of local people and businesses due to potential land take, and involuntary resettlement.

Table 11 summarises proposed works or sub-projects and their potential impacts on involuntary resettlement, including relocation, loss of residential land, or loss of shelter.

5.1 Potential Positive Economic and Social Impacts

Major positive economic and social impacts of the project include:

1. Employment creation and opportunities
2. Improvement in coastal ecosystem and living conditions as flooding and sea erosion are controlled in beneficiary communities
3. Improvement in transportation and access thereby boosting coastal tourism.
4. Improved community health, safety, and security
5. Preservation of cultural heritage

5.2 Potential Negative Social and Economic Impacts and Risks

The WACA Project II component 3 activities can lead to negative impacts on people and livelihoods. The remaining other components: Component 1—Regional Integration; Component 2 Strengthening the Policy or Institutional Framework; and Component 4—Project Management will have no effects on resettlement and relocation. The project will seek to minimise or mitigate these outcomes at both the planning, implementation phases of the project. The potential negative social and economic impacts and risks and proposed mitigation measures are presented in Table 10 and 11 below:

Table 10. Impact and Mitigation Measures

Adverse Impact	Impact Description	Mitigation Measures
Involuntary Resettlement	Possible cases of involuntary resettlement expected due to the proposed construction/rehabilitation activities proposed under the project.	All identifiable individuals affected by involuntary resettlement will be resettled in a similar area and their economic conditions restored to previous levels or better.
Voluntary Land Donations	Cases of voluntary land agreements (customary land) resulting in restriction of access, use, customary ownership rights. Consultations with all relevant parties beyond local chiefs and	No mitigation measures required. The project will follow the voluntary land donation processes.

Adverse Impact	Impact Description	Mitigation Measures
	opinion leaders as required by ESS 5 footnote 11 ¹⁰ .	
Livelihood losses Livelihood impacts of Development-induced Displacements	With physical relocation or economic displacement, PAPs could lose their livelihoods temporarily or permanently.	PAPs will be compensated to restore their livelihoods.
Land use changes and utilisation of local resources	Expanded land based economic activities or need for resettlement housing or farming could lead to encroachment into protected areas due to increasing demand for lands for farming and resettlement purposes. This could lead to conflicts between affected persons and landowners in circumstances where not enough lands are available.	PAPs will be relocated to lands of similar economic circumstances. A grievance mechanism will be implemented to address problems between landowners and affected persons.
Communal assets	Communal assets and culturally sensitive areas could be affected by the construction/rehabilitation of infrastructure.	All affected communal assets in terms of structures will be replaced at a location agreed with the community. The project will agree with the community to identify suitable locations for culturally sensitive areas that were lost during construction or rehabilitation of the infrastructure. If structures are damaged, they will be rehabilitated to its original state or better.

Proposed mitigation measures are presented in the table below. In addition to the proposed mitigation measures a grievance mechanism will be developed to address all complaints, such as issues of claim and conflict in claims, that will come up during the process of land acquisition and activity implementation.

¹⁰ By ensuring that (a) that all tenure rights and claims (including those of customary and informal users) affecting the land in question are systematically and impartially identified; (b) that potentially affected individuals, groups or communities are meaningfully consulted, informed of their rights, and provided reliable information concerning environmental, economic, social and food security impacts of the proposed investment; (c) that community stakeholders are enabled to negotiate fair value and appropriate conditions for the transfer; (d) that appropriate compensation, benefit sharing and grievance redress mechanisms are put in place; (e) that terms and conditions of the transfer are transparent; and (f) mechanisms are put in place for monitoring compliance with those terms and conditions.

Table 11. Component Activities and Potential Impacts/Risks/Issues

Project Activities	Component/ Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
Component 3: Strengthening National Physical and Social Investments						
Erosion Control						
1. Green infrastructure such as dune fixation to protect beaches from erosion using vegetation and shrubs to trap sand, wetland and mangrove restoration and beach replenishment.	Impact Type	Temporary restriction to the use of beaches	No impact on crops	Temporary restriction to beaches by commercial workers	No impact on structures is anticipated.	Temporary restriction to beaches will affect traditional practices and rites that take place at the beaches. In addition,
	Mitigation Measures	Negligible impacts.	No mitigation needed.	Compensate for losses resulting from temporary disruptions to businesses along the beaches caused by the project.	No mitigation needed	This activity could be designed in stages so that when an area is restricted, other areas are accessible for such activities.
2. Grey infrastructure such as construction of breakwaters, seawalls, revetments, groynes, and dikes.	Impact Type	<ul style="list-style-type: none"> • Permanent land acquisition. • Temporary disruption of access to beaches and project areas. • Permanent and temporary loss of properties. • Conflict in land claims. 	Crops could be affected depending on the location of the farms.	Temporary restrictions to the beaches. The construction of seawalls may change the possible uses of beaches entirely and entirely take away people's livelihoods.	Could impact structures that are within the demarcated construction zones.	Cultural heritage resources (e.g., shrines, groves, sacred trees, and forest) along located within the construction zone may be affected.
	Mitigation Measures	<ul style="list-style-type: none"> • The project will seek to avoid or mitigate the impacts of land 	<ul style="list-style-type: none"> • The project will seek to avoid or mitigate the impacts of land 	<ul style="list-style-type: none"> • The project will seek to avoid or mitigate the impacts of land 	<ul style="list-style-type: none"> • The RAP will include compensation payments livelihood losses prior to 	Preservation of cultural heritage resources in their existing location, or

Project Activities	Component/ Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
		acquisition during the planning and designing stages of the infrastructure. <ul style="list-style-type: none"> RAP to be prepared and compensation paid prior to commencement of civil works. 	acquisition/farmlands during the planning and designing stages. <ul style="list-style-type: none"> The RAP will include compensation payments for crop losses prior to commencement of civil works. 	acquisition and livelihood losses during the planning and designing stages. <ul style="list-style-type: none"> The RAP will include compensation payments livelihood losses prior to commencement of civil works. 	commencement of civil works.	relocation in consultation with relevant Traditional Authority
Land claim and reclamation	Impact Type	<ul style="list-style-type: none"> Permanent land acquisition. Conflict in land claims 	<ul style="list-style-type: none"> If claimed lands are farmlands, there will be loss of crops. 	<ul style="list-style-type: none"> Livelihoods linked to the lands that have been claimed will be affected. Farmlands, lands used for other economic activities could be affected. 	<ul style="list-style-type: none"> If the site to be claimed have structures, the construction may lead to demolition or temporary removal of structures (both permanent and temporary displacement). Resource Access and possible Restriction. 	<ul style="list-style-type: none"> Possible Chance Finds: cultural artefacts may be uncovered during excavation. Preservation of cultural identity, especially traditional activities that may be protected from ruin due to reclamation.
	Mitigation Measures	<ul style="list-style-type: none"> The project will seek to avoid or mitigate the impacts of land acquisition during the planning and designing stages of the infrastructure. RAP to be prepared and compensation paid prior to commencement of civil works. 	<ul style="list-style-type: none"> The project will seek to avoid or mitigate the impacts of land acquisition/farmlands during the planning and designing stages. The RAP will include compensation payments for crop losses prior to commencement of civil works. 	<ul style="list-style-type: none"> The project will seek to avoid or mitigate the impacts of land acquisition and livelihood losses during the planning and designing stages. The RAP will include compensation payments livelihood losses prior to 	<ul style="list-style-type: none"> The project will seek to avoid or mitigate the destruction of structures during the planning and designing stages. If affected structures are communal, the project will provide similar structures at a location agreed with the community. 	<ul style="list-style-type: none"> Chance Find procedures to be implemented. The project will agree with the community for relocation of cultural heritage resources such as burial sites, groves, shrines, among others.

Project Activities	Component/ Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
				<ul style="list-style-type: none"> commencement of civil works. Grievance mechanisms in place to address issues of claims and conflict in claims. 	<ul style="list-style-type: none"> The RAP will provide for compensation payment to PAPs that will lose their structures in the development process. Payments for such structures will be made prior to commencement of civil works. 	
Measures to improve the management of natural habitats, including reduction of invasive species encroachment	Impact Type	No impact on land	Crops that were affected by the invasive flora and fauna species will be protected.	Livelihoods that depend on local flora and fauna will be improved.	No impact on structures	Sacred areas are conserved as invasive weeds are removed.
	Mitigation Measures	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.
Flood Control						
1. Rehabilitation of flood banks	Impact Type	<ul style="list-style-type: none"> No expanded impacts on land if activities are only rehabilitation and if the rehabilitation is restricted to existing structures; however, there is an expected temporary restriction to use of land during rehabilitation. 	If land for rehabilitation is a farmland, then the crops will be lost.	Livelihoods linked to lands being reclaimed to support the rehabilitation of flood banks will be affected.	<ul style="list-style-type: none"> If the rehabilitation involves construction and there are structures on the land to be reclaimed, then those structures will be lost. Also, the rehabilitation may cause temporary restriction in access to structures. 	<ul style="list-style-type: none"> Possible Chance Finds: cultural artefacts may be uncovered during excavation. Preservation of cultural identity, especially traditional activities that may be protected from ruin due to reclamation

Project Activities	Component/ Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
		<ul style="list-style-type: none"> If rehabilitation requires building new structures or expanding existing ones, this will lead to permanent loss of land or temporary access to land. 				
	Mitigation Measures	<ul style="list-style-type: none"> Alternative access routes to be provided for areas with impeded access. Compensation to be paid to individuals who loses land as a result of the rehabilitation of flood banks. 	<ul style="list-style-type: none"> Compensation to be paid to farmers who loses farmlands as a result of the rehabilitation of flood banks. This will be provided in the RAP. Grievance mechanisms in place to address issues of claims and conflict in claims. 	<ul style="list-style-type: none"> No significant impact. The RAP will make compensation available for identifiable individuals whose livelihoods depend on waste-picking in affected areas. Grievance mechanisms in place to address issues of claims and conflict in claims. 	<ul style="list-style-type: none"> The project will seek to avoid the destruction of structures during the planning and designing stages. If affected structures are communal, the project will provide similar structures at a location agreed with the community. The RAP will provide for compensation payment to PAPs that will lose their structures in the development process. Payments for such structures will be made prior to commencement of civil works. 	<ul style="list-style-type: none"> Chance Find procedures to be implemented. The project will agree with the community for relocation of cultural heritage resources such as burial sites, groves, shrines, among others.
2. Rehabilitation and management of natural flood areas, including	Impact Type	<ul style="list-style-type: none"> No loss of land as the rehabilitation is focused on the natural environment; however, 	Nearby farms may be affected if rehabilitation requires expansion of natural flood areas.	<ul style="list-style-type: none"> Limited impact on livelihoods. For individuals who use the place for activities such 	No significant impact on structures is expected.	Access to cultural heritage resources (e.g., shrines, groves, sacred trees, and forest) located along the

Project Component/ Activities	Impact and Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
dredging to maintain natural flow in lagoons		<p>there will be the restriction to access to land occupied by dredging machinery and equipment.</p> <ul style="list-style-type: none"> Nearby lands may be affected if the rehabilitation requires expansion of the natural flood areas. 		<p>as waste-picking, rehabilitation will have an impact on their livelihoods.</p> <ul style="list-style-type: none"> Impact will occur when there is an expansion of the natural flood areas for management purposes. 		<p>affected rivers being dredged may be impeded.</p>
	Mitigation Measures	<ul style="list-style-type: none"> Alternative access routes to be provided for areas with impeded access. Compensation to be paid to individuals who loses land as a result of an expansion in natural flood areas. 	<ul style="list-style-type: none"> Compensation to be paid to farmers who loses farmlands as a result of an expansion in natural flood areas. This will be provided in the RAP. 	<ul style="list-style-type: none"> No significant impact. The RAP will make compensation available for identifiable individuals whose livelihoods depend on waste-picking in affected areas. 	<p>No mitigation measures.</p>	<p>Alternative access routes to be provided for areas with impeded access.</p>
Infrastructure, e.g., culverts, for improved drainage, especially in urban areas	Impact Type	Loss of land from construction.	No significant loss of crops anticipated.	<ul style="list-style-type: none"> Livelihoods of people with economic activities linked to or on the land will be affected. Loss of livelihood will be expected in situations where large tracts of land are needed. 	No significant loss of structures, unless there is demand for large tracts of land.	<ul style="list-style-type: none"> Possible Chance Finds: cultural artefacts may be uncovered during excavation. The aesthetics of the environment will be improved.

Project Activities	Component/ Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
	Mitigation Measures	RAP to be prepared and implemented prior to commencement of civil works. This will address land acquisitions.	RAP to be prepared and implemented prior to commencement of civil works. RAP will account for compensation for crops destroyed during infrastructure development.	RAP to be prepared and implemented prior to commencement of civil works. This will compensate individuals who lose their economic livelihoods as a result of the project.	<ul style="list-style-type: none"> The project will seek to avoid the destruction of structures during the planning and designing stages. If affected structures are communal, the project will provide similar structures at a location agreed with the community. The RAP will provide for compensation payment to PAPs that will lose their structures in the development process. Payments for such structures will be made prior to commencement of civil works. 	<ul style="list-style-type: none"> Chance Find procedures to be implemented. The project will agree with the community for relocation of cultural heritage resources such as burial sites, groves, shrines, among others.
3. Sustainable land management practices in transboundary sub-watersheds and areas of high ecosystem value that drain into the coastal areas	Impact Type	No land required	No loss of crops	No loss of livelihoods anticipated	No structures will be affected	<ul style="list-style-type: none"> Preservation of cultural identity, especially traditional activities that may be protected from ruin due to reclamation. The aesthetics of the environment will be improved.

Project Activities	Component/ Impact and Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
	Mitigation Measures	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.
Community-Driven Activities						
1. Rehabilitation of small public infrastructures damaged by floods or erosion	Impact Type	Temporary inaccessibility to land due to rehabilitation works.	No significant loss of crops.	Little impact on livelihood; however, temporary inaccessibility may affect the livelihood of individuals whose economic activities will be hampered as a result.	Improved public structures.	<ul style="list-style-type: none"> No significant impact on cultural heritage.
	Mitigation Measures	<ul style="list-style-type: none"> Alternative access routes to be provided for areas with impeded access. RAP to be prepared and implemented prior to commencement of civil works. 	RAP to be prepared and implemented prior to commencement of civil works. Compensation for loss of crops will be provided for in the RAP.	RAP to be prepared and implemented prior to commencement of civil works. Compensation for loss of livelihoods will be provided for in the RAP.	<ul style="list-style-type: none"> Rehabilitation of small public infrastructures is not expected to affect structures. The design of the project will seek to avoid any such destruction. However, the RAP will be prepared and implemented prior to commencement of civil works and compensation for loss of structures will be provided for in the RAP. 	No mitigation measures required.
2. Cleaning natural canals	Impact Type	Temporary inaccessibility to land from cleaning activities.	No significant loss of crops.	<ul style="list-style-type: none"> No significant impact on livelihoods; however, temporary inaccessibility 	No significant impact on structures.	Access to cultural heritage resources (e.g., shrines, groves, sacred trees, and

Project Activities	Component/ Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
				may affect the livelihood of individuals whose economic activities will be hampered as a result. <ul style="list-style-type: none"> • Improved livelihood from reduced disease infections. 		forest) located along the canals being dredged may be impeded.
	Mitigation Measures	Alternative access routes to be provided for areas with impeded access.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	Alternative access routes to be provided for areas with impeded access.
3. Cleaning and improving the performance of drainage canals, mangroves, and tree planting	Impact Type	<ul style="list-style-type: none"> • Temporary inaccessibility to land from cleaning activities. • Permanent loss of land if land is acquired for tree planting. 	No significant loss of crops, except in situations where farmlands is to be used for mangrove restoration.	<ul style="list-style-type: none"> • Temporary or permanent inaccessibility may affect the livelihood of individuals whose economic activities will be hampered as a result. • Improved livelihood from reduced disease infections. 	No significant impact on structures, unless structures are on land required for tree planting.	<ul style="list-style-type: none"> • Improved aesthetics of the environment. • Specific practices harmful to the environment may have to be stopped to protect the environment. For instance, the use of mangroves for firewood for smoking fish (with peculiar culinary taste) and other activities.
	Mitigation Measures	<ul style="list-style-type: none"> • Alternative access routes to be provided for areas with impeded access. • RAP to be prepared and implemented prior to land acquisition for tree planting if this is done. 	RAP to be prepared and implemented prior to land acquisition. All compensation payment to be made prior to acquisition if land acquisition is undertaken.	RAP to be prepared and implemented to address individuals who will experience livelihood losses. All compensation payment to be made prior to acquisition if land acquisition is undertaken.	<ul style="list-style-type: none"> • No mitigation required. • However, RAP will be prepared and implemented prior to land acquisition and removal of structures if such action tree planting requires that. Compensation for loss 	<ul style="list-style-type: none"> • Alternative access routes to be provided for areas with impeded access as a result of tree planting.

Project Activities	Component/ Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
					of structures will be provided for in the RAP.	
4. Desilting and reforestation of vulnerable areas prone to river and/or oceans flooding	Impact Type	<ul style="list-style-type: none"> • Temporary inaccessibility to land from cleaning activities. • Permanent loss of land if land is acquired for reforestation 	No significant loss of crops, except in situations where farmlands is to be for restoration.	<ul style="list-style-type: none"> • Temporary or permanent inaccessibility may affect the livelihood of individuals whose economic activities will be hampered as a result. • Improved livelihood from reduced disease infections. 	Structures protected from further deterioration.	<ul style="list-style-type: none"> • Improved aesthetics of the environment. • Indigenous flora and fauna protected from extinction. • Specific practices harmful to the environment may have to be stopped to protect the environment.
	Mitigation Measures	<ul style="list-style-type: none"> • Alternative access routes to be provided for areas with impeded access. • RAP to be prepared and implemented prior to land acquisition for tree planting if this is done. 	<ul style="list-style-type: none"> • RAP to be prepared and implemented before land is acquired for reforestation. RAP will account for crop losses. • All compensations are to be paid before any acquisition is done. 	<ul style="list-style-type: none"> • RAP to be prepared and implemented, and compensation paid, before any activity that will disrupt economic livelihoods is undertaken. • All compensations are to be paid before any acquisition is done. 	Destruction of structures are not expected under this activity; however, if they occur, a RAP will be prepared that ensures that compensation is paid before any civil activity is undertaken.	No mitigation required.
5. Support income-generating activities of relevance to the project objectives (salt extraction, fishing, and so on)	Impact Type	No significant impact on land.	No significant impact on crops.	Livelihoods are improved.	No impact on structures.	No impact on cultural resources.
	Mitigation Measures	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.

Project Component/ Activities	Impact and Mitigation	Potential Economic and Social Impacts/Risks				
		Land	Crops	Livelihoods (fishing, fish processing, etc.)	Structures	Cultural Heritage Resources
6. Business development for communities to adopt new market products and services that reduce their vulnerability to coastal erosion and/or flooding	Impact Type	No significant impact on land.	No significant impact on crops.	Livelihoods are improved.	No impact on structures.	<ul style="list-style-type: none"> No impact on cultural resources. Improved aesthetics of the environment.
	Mitigation Measures	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.
7. Support local or national associations, NGOs, and/or beneficiary groups organised in a recognised structure for the implementation of standard Community-Driven Development (CDD) initiatives	Impact Type	No significant impact on land.	No significant impact on crops.	Livelihoods are improved.	No impact on structures.	No impact on cultural resources.
	Mitigation Measures	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.	No mitigation measures required.

6.0 STAKEHOLDER ENGAGEMENTS AND DISCLOSURE REQUIREMENTS



*Tikoro Nko Agyina (One head is not a council):
Cooperation, Teamwork,
Consultation.*

The RPF preparation involved participatory process to provide information and to obtain the buy-in of stakeholders, including the people in proposed project communities. Public consultations offered the opportunity for people in the project communities to contribute to the preparation of the RPF. A complete buy-in from affected communities reduces conflicts and facilitates smooth implementation of the RPF and subsequent RAPs to be developed during Project implementation.

Specific objectives of the stakeholder consultations for the development of the RPF include:

1. Providing information about the project and its potential positive and adverse impacts to those interested in, or affected by, the project and to solicit their opinions to improve the social sustainability of the project interventions.
2. Providing means for effective and inclusive engagement with potential project-affected parties and communities and to manage expectations and reduce misconceptions regarding the project resettlement impacts.
3. Ensuring participation and acceptance of the project by the communities.

6.1 Consultation Meetings

Community engagements focused widely on Greater Accra and Volta regions because priority sites identified by the project so far are within these regions. However, limited consultations were undertaken in the Western and Central regions by engaging of CSOs and NGOs in these two regions.

Community consultations and engagements took place in March 2022. In the Greater Accra region, engagement took place in seven communities, including Kokrobite, Tsokome, Gbegbeyese, Chemuena, Old Fadama, Korle Gonno, and Shiabu. Communities visited in the Volta region included Vodza-Adzido, Anlo-Afiadenyigba, Kedzi-Havedzi, Keta, and Dzelukope.

Respondents in these communities include MMDAs, Traditional Leaders, opinion leaders (Assemblymen, Local Council and Unit Committee Members, Presiding Members, Chief Fishermen, Clan Heads, among others), Groups (Canoe Owners Association, Women and Youth Groups, Fishmongers, Petty Traders) and Community Members.

Over 20 government institutions and private sector organisations were consulted during the stakeholder engagements. The government institutions include: Forestry Commission, Land Use and Spatial Planning Authority, Keta Municipal Assembly, Ga South Municipal Assembly, Accra Metropolitan Assembly, Ablekuma West Municipal Assembly, National Development Planning Commission (NDPC), Environmental Protection Agency (EPA), The Coastal Development Authority (CODA), Lands Commission, National Disaster Management Organisation (NADMO), National Council for Persons with Disability (NCPD), and Petroleum Commission (PC). Civil Society Organisations engaged include Hen Mpoano, Development Action Association, Invest International, Central and Western Fishmongers Improvement Association (CEWEFIA), Development Institute (DI), among others.

The detail list of stakeholders consulted during the community engagements is found in Annex 2. The following presents a summary of consultations held with community members.

6.1.1 Community Engagements

Community engagements sought to provide information about the Project and to elicit the needs, apprehensions, and perspectives of the potential affected communities with respect to variables or factors that will be significant to consider in any resettlement and relocation activity the WACA project might undertake. Consequently, focus was on land ownership, economic activities or opportunities, past resettlement activities, existing grievance redress mechanisms, information dissemination, communal assets, and cultural heritage.

6.1.1.1 Land Ownership and Land Tenure Systems

Land ownership in the communities visited is mainly held by families and traditional authorities in trust of their subjects. In some communities, like Vodza-Adzido, Anlo-Afiadenyigba, Alakple, lands are owned primarily by families with limited stool lands available. Some individual households or families also access lands through purchase and inheritance. In some communities, like Shiabu, lands are mainly owned by individual households and settlers as leases from the Chiefs and family heads who hold allodial interest in the lands.

Land tenure system in the communities is customary with a few state-owned lands. Under the customary land tenure system, women's land rights are mainly secondary or derived through male relatives and limited to usufruct rights. Few women confirmed during the stakeholder consultation that they are able to purchase land on their own. In Tsokome, Krokrobite, and others, lands are leased by family heads and Chiefs to potential users for economic activities such as farming, trading, among others. Individuals who lease lands make an advanced payment of an agreed number of years. Upon expiration, rent is paid annually.

Though there are no historical or memorable land ownership disputes among most of the communities visited—such as Chemuena, Gbegbeyiese, Korle Gonno among others, either within the community or with neighbouring communities, there are a few communities that have land disputes. In Tsokome and Krokrobite, there are land disputes within the communities, which is caused mainly by multiple sale of lands and improper land documentation.

6.1.1.2 Resettlement

The assessment sought to understand if there have been past involuntary resettlements and relocations within the communities visited. An Accra Metropolitan Assembly (AMA) project, in Gbegbeyiese, Old Fadama, resulted in the relocation of homes in 2002. The community members engaged reported that demolition exercise did not result in compensation because the affected land was state-owned; the community reported that they were not given prior information about the exercise. However, in Shiabu, respondents claimed that compensation payment was linked to the presentation of valid documentation; however, because most of the occupants of the land did not have documentation, they were not compensated. Challenges encountered during the project or exercise is the refusal of people to move from the site in spite of being rendered homeless. In addition, because buildings in the neighbourhood were not properly demarcated, it made the demolition exercise difficult.

In the mid-1990s, the entire Vodza-Adzido community was relocated to its current place due to persistent flooding and coastal erosion, which washed away the community some decades ago. Bungalows were built for the victims. There were however some challenges with the resettlement process as some victims felt they were not restored to a level comparable to their previous lives. For instance, some of the community

members engaged considered the houses to be smaller than what they occupied prior to the resettlement. Residents in Vodza-Adzido stated they prefer monetary compensation for any negative impact the project will have on them.

However, if the WACA Project II requires resettlement, some of the communities prefer replacement of their houses in a decent environment (Gbegbesieye), monetary compensation or housing replacement (Old Fadama, Shiabu, Tsokome, Krokrobite). Community members in Anlo-Afiadenyigba, Alakple, and Anyako prefer to have further consultations to understand the nature and scope of future project impact.

6.1.1.3 Livelihood Opportunities

Fishing and fish processing are the major economic activity in the communities visited. These economic activities are gendered in nature. Whereas men are mostly engaged in sea/lagoon fishing and net weavings, women mostly engage in fish processing and selling. Fishing in the Keta Lagoon (for communities in Anlo-Afiadenyigba, Alakple, and Anyako) is opened to both men and women. However, whereas men resort to the use of cast or drag nets, the women use traps with bottles or use handpicking. Processed fish – mainly through smoking, drying, frying, or salting – are transported to markets such as Mamprobi, Madina, Agboghloshie, and other satellite markets (for respondents in the Greater Accra region) and the Anloga Market (for respondents in the Volta region). Salt mining (in Anlo-Afiadenyigba) and mat weaving (Anlo-Afiadenyigba, Alakple) are engaged in by both sexes. In Old Fadama, a settler community, the major economic activities include dealership in scrap metals for men, and petty trading as well as operation of public toilet and bath business for women. For residents in Korle Gonno, the major economic activity is trading for both men and women; however, residents close to the sea engage in minor fishing. The use of commercial motorcycles as a means of transportation has grown among the male youths of Anlo-Afiadenyigba.

Dressmaking, hairdressing, soap making, and baking are the predominant skill training activities in the communities for women and driving, masonry, carpentry, welding for men. Lack of capital and increase in prices are the major problems in the community. There are few organisations –such as Engage Now Africa, United Ways Ghana – responsible for providing these training to the residents of most of these communities and the duration depends on the trainers' conditions, sometimes ranging from six months to three years.

The major challenge women face in their economic activity is the increase in prices of goods and fuel, access to credit, high transportation cost, which directly affects the cost of fish, and ready market. Other challenges include the depletion of the fish stock, leading to a decreasing catch and decrease in the quantity of fish available for processing and sales, and lack of livelihood support.

6.1.1.4 Communal Assets

In all the communities visited, communal assets such as durbar grounds, schools, community centres, cemeteries among other are used by the whole community. If impacted, the community should be compensated in the form of reconstruction of the facility (in case of damage) or replacement.

6.1.1.5 Grievance Redress Procedures

In communities visited, traditional grievance redress systems are used to resolve complaints except complaints of criminal nature which are reported to the law enforcement agencies such as the Police. In Chemuena, the Chief Fisherman or the Traditional Chief helps resolve problems or conflicts that arise in the community and among the fisher folks. In Gbegbeyiese, Korle Gonno, Shiabu, and Tsokome the elders and leaders are responsible for resolving problems. If they are not able to resolve the problem, it is forwarded to the Chief for resolution. In Gbegbeyiese, problems of a criminal nature are reported to the

police; however, most of them end up being brought home for resolution between the families involved. In Old Fadama, a settler community, problems are settled by the residents themselves.

In Krokrobite, the Chief, his cabinet, and other opinion leaders handle all the problems that confront the community, except those that are beyond their mandates.

6.1.1.6 Information Disclosure

MMDAs consulted receive and communicate information to the communities through mobile information vans, assembly members and Chiefs in the community. The MMDAs are aware of the WACA ResIP II through stakeholder engagements. The Keta MA participated widely in the stakeholder consultation regarding the development of the project since 2021. The MMDAs expect to receive further information about the project, with respect to project design, site selection, needs assessment, and resettlement impacts, to be communicated through same medium, in addition to emails and phone calls. They could also organise durbars where important stakeholders will be invited to talk to the people about the WACA Project II. The Assembly can act as a liaison between the project and the communities to ensure harmonious relations among stakeholders.

At the community level, information is accessed through community leaders and opinion leaders such as chief fishermen, assemblymen, traditional leaders, among others. Information is spread to the community through the ‘gong-gong’ by the town-crier. Information from the government or the district/municipal assembly is disseminated with the use of the mobile information vans, from information centres built specifically for the purpose, and through the use of posters. The communities will prefer to receive information on the WACA Project II through the traditional leaders, community and opinion leaders, information centres, and through the use of information vans. For settler communities like Old Fadama, the choice of language will be critical to the information dissemination process. Residents of Old Fadama prefer Konkomba and Dagomba if resources are limited.

6.1.2 Institutional Engagements

The following presents the outcome of engagements with institutions and organisations that have roles in resettlement and relocation. Institutional engagements focused on policies and regulations and the challenges in implementation.

6.1.2.1 MMDAs

The Ablekuma West Municipal Assembly and Keta Municipal Assembly have by-laws and policies on social protection, social risk management, relocation of economic activities and resettlement. The challenge they face is the enforcement of these policies.

6.1.2.2 Land Use and Spatial Planning Authority

By its mandate and through the spatial planning process, the Land Use and Spatial Planning Authority (LUSPA) and its operatives at the regional and district levels ensure that planning for green infrastructure (protect the beach from erosion, mangrove restoration, Grey Infrastructure (breakwaters, seawalls, dikes), land claim, and reclamation are made. LUSPA provides spatial analysis on the management of habitats, relocation, and resettlement; rehabilitation of flood banks; rehabilitation and management of natural flood areas, infrastructure, e.g., culverts for improved flood areas, sustainable land management practices in transboundary sub-watershed in high ecosystems; and protection of vulnerable people from project induced risks and impacts.

The specific issue LUSPA has identified is the need for their participation in spatial planning of the project interventions and resources to undertake their regulatory functions effectively. LUSPA is well placed to ensure judicious use of land during resettlement and relocation.

6.1.2.3 National Development Planning Commission

The National Development Planning Commission (NDPC) has conceptualised national development across four dimensions—social, economic, environmental, and Institutional Development and Governance. Social Development in Ghana constitutes the core of national development. Thus, the long-term goal of social development is to create an equitable, healthy, and prosperous society that will allow every Ghanaian to live a happy and fulfilling life.

According to NDPC, its major problem in executing its regulatory function is the lack of linkages between programmes, plans and projects across the country and the development objective of the country. The NDPC will support the RPF and RAP implementation when it comes to ensuring that relocation and resettlement adheres to national development objectives.

6.1.2.4 Lands Commission

The Lands Commission (LC) will be responsible for the valuation of land and will play an integral role in any resettlement and relocation efforts. The main concern expressed include adherence of state agencies to the requirements of the new Land Act 2020, in particular liaising with the Lands Commission in the early stages of the compulsory acquisition and resettlement planning process.

6.1.2.5 Ministry of Lands and Natural Resources

MLNR has policies, procedures, and systems to identify environmental and social (E&S) risks and opportunities in its regulatory functions. The ministry is poised to support MESTI in the approval of lands, especially in areas where prospective lands are in a resource-rich area.

7.0 LAND ACQUISITION, RESETTLEMENT, AND COMPENSATION PAYMENT PROCEDURES



*Asaase Ye Duru (The Earth is Weighty):
Providence and the divinity of
Mother Earth.*

The first principle regarding acquisition and involuntary resettlement, under all sub-projects that will be initiated under the WACA Project II, is avoidance. The project will seek to avoid land acquisition and resettlement through the planning and designing stages of the sub-project. If avoidance is impossible, the project will implement strategies, in compliance with the WB ESS 5 and the laws of Ghana, that will minimise or mitigate the negative impacts of land acquisition and involuntary resettlement on affected people and communities and restore their livelihoods to the pre-sub-project levels, or better. Where discrepancies exist between the WB ESS 5 and the laws of Ghana or the WB ESS 5 make provisions that are not covered by the laws of Ghana, the WB ESS 5 will prevail.

When land acquisition or restrictions on land use (whether permanent or temporary) cannot be avoided, affected persons are required to be compensated at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or livelihoods.

The RPF guidelines apply to all eligible subprojects of the WACA Project II, whether or not they are directly funded in whole or in part by the project. The RPF applies to activities or subprojects (or components) whose implementation would physically displace or lead to the loss of part or complete access to resources, irrespective of the number of people affected, the severity of impact, and/or their legal status (including those with ill-defined or no title to the affected land).

If it is identified, during the planning and design stages that land acquisition is not avoidable, the PIU will initiate the development of the Resettlement Action Plan (ARAP) The PIU will rollout actions which would include:

- Screening and
- RAP preparation.

7.1 Screening

The PIU will be responsible for conducting screening on all subprojects. This will be done in collaboration with the EPA and the Environmental and Social Team of the PIU to determine the type of environment and social instruments required for sub-projects. The screening process will facilitate the determination of whether subproject will lead to:

- Land acquisition (temporary or permanently);
- Loss of livelihood;
- Relocation or loss of shelter, assets, or access; and
- Involuntary restriction to legally protected areas and natural resources.

If subprojects will not lead to any of the above, then the subproject can commence, and the PIU will continually manage social performance. If, however, social risks and impacts are anticipated, then an Action Plan (RAP) will be prepared. Annex 1 has a sample of the screening checklist.

Technical Assistance Activities: The project will ensure that the consultancies, studies (including feasibility studies), capacity building, training, and any other technical assistance activities under the Project, including, inter alia, the Environmental and Social Impact Assessment, the Resettlement Action Plan are carried out in accordance with terms of reference acceptable to the World Bank, that are consistent with the ESSs. Thereafter ensure that the outputs of such activities comply with the terms of reference.

7.2 Resettlement Action Plan (RAP)

The RAP to be prepared will be proportionate to the risks and impacts identified. The tasks/ToRs and contents of the RAP is provided in Annex 5, respectively. All RAPs will need the World Bank's approval prior to the commencement of resettlement activities. Resettlement activities will be completed before starting the task or activity which necessitated the development of the ARAP.

The following will apply when it is determined that a RAP would be required:

- All potential PAPs should be identified and informed about their options and rights pertaining to compensation for land and assets to be acquired.
- PAPs should receive compensation at full replacement cost for losses of assets and access attributable to the sub-projects.

7.2.1 Preparation of RAP

Following the approval of the list of subprojects, the PIU will screen the proposed site and prepare the terms of reference for the preparation of Resettlement Action Plans for the subprojects, which will be cleared by the World Bank. A consultative and participatory process for the preparation of a RAP would be started as follows:

- Cut-off date will be determined, agreed with all parties, and publicised.
- A socio-economic survey will be completed to determine scope and nature of resettlement impacts;
- Socio-economic study to collect data in the selected sub-project/projects sites; and
- The socio-economic assessment will focus on PAPs' demographic data, description of the area, livelihoods, the local participation process, and establishing baseline information on livelihoods and income, landholding, etc.

Annex 5 details the requirements for the RAP which should contain the following information:

- Baseline census;
- Socio-economic survey;
- Specific compensation rates and standards;
- Entitlements related to any additional impacts;
- Site description;
- Programs to improve or restore livelihoods and standards of living; and
- Detailed cost estimates and implementation schedule.

The PIU may prepare the ToR for any RAP subject to approval by MESTI (facilitated by the RPF), while the procurement of the consultant to undertake the RAP will also be the responsibility of the PIU. In developing a RAP, the following guidelines will be followed:

- Consultation and participatory approaches;
- Disclosure and notification;

- Documentation and verification of land and other assets;
- Compensation and valuation; and
- Community payments.

7.2.1.1 Consultation and Participatory Approaches

To initiate the compensation process, a participatory approach is adopted. Consultations must commence during the planning stages when the technical designs are being developed, and at the land selection/screening stage. The process therefore seeks the involvement of PAPs throughout the census for identifying eligible PAPs and throughout the RAP preparation process, with special attention to women and other vulnerable groups.

7.2.1.2 Disclosure and Notification

The WB's ESSs and the Land Act 2020 (Act 1036) recognise the importance of open and transparent engagement with project stakeholders on involuntary resettlement as an essential element of good practice. The ESS10 advocates effective stakeholder engagement to improve the environmental and social sustainability of projects, enhance project acceptance, and make a significant contribution to successful project design and implementation.

Information dissemination and disclosure actions are required. The 1992 Constitution and Right to Information Act, 2019 (Act 989) grant citizens right to information held by public institutions, subject to the exemptions that are necessary and consistent with the protection of the public interest. At every stage of the process, full and complete information about the prospective investment and projects, its land and other requirements, and the implications for community and individuals will be made available to all parties in public meetings and other stakeholder engagements.

Information should also be disseminated through the project website, EPA website, notices on MMDAs' Notice Boards, and in communities, posters, and outreach campaigns by PIU staff and facilitators. MMDAs will also be given hard copies of relevant documents. Relevant posters and video clips should be designed to facilitate resettlement related information disclosure measures.

The RPF, public versions of the RAPs/ARAPs, and other documents that may be developed will be made available to the community and will be uploaded to the website of the MESTI and the WB.

7.2.1.3 Documentation and Verification of Land and Other Assets

The government authorities at both national and local levels, community elders and leaders, and representatives from PIU will arrange meetings with PAPs to discuss the compensation and valuation process. For each individual or household affected by the sub-project, the RAP preparation team will complete a Compensation Report (CR) containing necessary personal information on the PAPs and their household members; their total land holdings; inventory of assets affected; and demographic and socio-economic information for monitoring of impacts. This information will be documented in the CR, and ideally should be "witnessed" by an independent or locally acceptable body (e.g., Resettlement Committee). The CR will be regularly updated and monitored.

7.2.1.4 Compensation and Valuation

All types of compensation will be clearly explained to the individual and households involved. These refer especially to the basis for valuing the land and other assets. Once such valuation is established, PIU will

produce a Contract or Agreement that lists all property and assets being acquired by the sub-project and the types of compensation selected.

Table 13 provides a sample of entitlements that are eligible for compensation. These options include in-kind (e.g., replacement housing) and cash compensation. All compensation should occur in the presence of the affected persons and the community local leaders.

7.2.1.5 Community Payments

Although most sub-projects may not normally take land and other assets belonging to a community, such as a community centre, school, or sacred site, if this occurs in a sub-project, the community will be compensated. This compensation will be in the form of reconstruction of the facility (in case of damage) or replacement at least the same standard or equivalent or better standard required by local planning regulation. Examples of community compensation are expansion of grazing grounds, rehabilitation of school buildings, public toilets, health facilities, installation of wells or pumps, creation of marketplace, and reconstruction of community roads.

7.3 Categories of Affected Parties

Although the exact nature and locations of subprojects are unknown, the following categories of affected parties are identifiable: project affected persons (PAPs); project affected household; and vulnerable group.

Project Affected Persons: They are individuals whose assets may be lost, including land, property, crops, other assets, and/or access to natural and/or economic resources as a result of activities related to implementation of subprojects.

Project Affected Households: They are groups of PAPs in one household and where one or more of its members are directly affected by subprojects under the project implementation. These include members like the head of household, male and female members, dependent relatives, and tenants.

Vulnerable Groups: The RPF provides special attention to the needs of vulnerable groups among the PAPs, especially households with income below the national poverty line, the landless, elderly above 60 years and persons with disabilities, women and children, ethnic minorities, physically challenged persons, mentally challenged persons, and other historically disadvantaged persons.

People from project-affected households will separately identify the vulnerable members—such as the aged and ill-persons, children, people living with HIV/AIDS, women, unemployed and youth. Households headed by women that depend on sons, brothers, and others for support are especially vulnerable. Similarly, households with elderly or seriously ill persons are eligible for additional support.

7.3.1 Inventory of Affected Assets for Compensation Payment

In all events, a census will be carried out to take inventories of affected persons, group of persons, community, assets, and households. The set of forms (Annex 3) required to be used for the census during preparation of RAPs would include:

- Questionnaire for PAPs;
- Affected Plot Form;
- Affected Structure Form; and
- Affected Household Form.

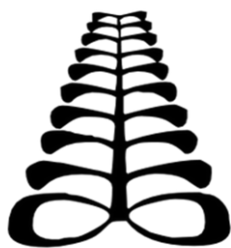
Compensation could range from cash to other non-cash compensation for lost of properties, crops, or assets subject to the approved entitlements. The agreed amounts would be communicated to the implementing agency or unit for delivery or payment to the beneficiaries. Compensation would be paid before the owners/occupiers are made to vacate their properties for commencement of sub-projects. The PIU would ensure that no sub-project activity begins until PAPs have been satisfactorily resettled or compensated.

7.4 Voluntary Land Donations

The ESS5 also applies in situations of voluntary land donations, which is a situation where land rights or claims to land or resources relinquished by individuals or communities without full payment of compensation. In some circumstances, part or all of the land to be used by the project is donated on a voluntary basis, by the community, without payment of full compensation. Voluntary land donations may be acceptable subject to prior approval by the WB provided the project can demonstrate that:

- a. the potential donor or donors have been appropriately informed and consulted about the project and the choices available to them;
- b. potential donors are aware that refusal is an option, and have confirmed in writing their willingness to proceed with the donation;
- c. the amount of land being donated is minor and will not reduce the donor's remaining land area below that required to maintain the donor's livelihood at current levels;
- d. no household relocation is involved;
- e. the donor is expected to benefit directly from the project; and
- f. for community or collective land, donation can only occur with the consent of individuals using or occupying the land. The Borrower will maintain a transparent record of all consultations and agreements reached.

8.0 ELIGIBILITY CRITERIA AND ENTITLEMENT MATRIX



Aya (Fern): Endurance and Resourcefulness.

This section of the report presents the criteria that confers eligibility for resettlement and benefits. It is meant to identify and separate people who have entitlement to the resettlement and benefits from ineligible people who may want to seek such benefits.

8.1 Eligibility Criteria

Individuals whose assets such as land, property and/or access to economic resources may be lost as a result of sub-project/projects related activities are referred to as Project Affected Persons (PAPs). PAPs are eligible for compensation and resettlement assistance in accordance with the World Bank's ESS5 and the laws of Ghana.

8.1.1 General Eligibility

The general eligibility criteria, according to the ESS 5 of the World Bank Environmental and Social Framework, include:

1. **Affected persons who have formal rights to land or assets:** These are those who have formal documentation under national law to prove their rights or are specifically recognised in national law as not requiring documentation. In the simplest case, an area is registered in the name of the individuals or communities. In other cases, persons may have a lease on the land and therefore have legal rights.
2. **Affected persons who do not have formal legal rights to land or assets, but who have recognised or recognisable claim under national law.** They can fall into a number of groups. They may have been using the land for generations without formal documentation under customary or traditional tenure arrangements that are accepted by the community and recognisable by national law. In other cases, they may have never been provided formal title or their documents may be incomplete or lost. They may have a claim for adverse possession if they have occupied land for a certain period of time as defined by national law, without the formal owner contesting the occupation. In such cases, national law often has legal procedures by which such claims can become recognised.
3. **Affected persons who have no recognisable legal right or claim to the land assets they occupy or use.** These can be season resource users, such as herders, grazers, fishers, or hunters—although if the rights of such users are recognised by national law, they may fall into category (1) or (2). They can also be persons occupying land in violation of applicable laws. Affected persons in these groups are not eligible for compensation for land but are eligible for resettlement and livelihood assistance and compensation for assets.

From the above, individuals covered under (1) and (2) are provided compensation for loss of land and assets and other assistance that will restore them to their pre-project livelihood level or better. Persons covered under (3) are provided with resettlement assistance in place of compensation for the land they occupy, and other assistance, as necessary, if they occupy the project area prior to the cut-off date. The cut-off date for eligibility will be the date of WACA's census survey and socio-economic study in the projected-affected communities.

Table 12. Types of PAPs and their Corresponding Types of Compensation

PAP Category	Type of Compensation
PAP with formal legal rights to land or assets including customary leaders who hold land in trust for community leaders.	<ul style="list-style-type: none"> • Payment in cash, kind, or land. • Compensation for land lost at full market price. • Compensation for asset constructed or developed on the affected land at full replacement cost. • Compensation to be granted to communities where customary leaders hold the land in trust for the community members.
PAPs with customary claims of ownership or use of property recognised by community leaders (including the landless and migrants)	<ul style="list-style-type: none"> • To be provided compensation for land lost at full replacement cost and other assistance. • Users to be provided with alternative lands to use. • Compensation for asset constructed or developed on the affected land at full replacement cost.
PAPs with no recognisable legal right or claim to the land they are occupying. This includes squatters, illegal farmers/settlers	<ul style="list-style-type: none"> • To be provided resettlement or livelihood assistance for loss of farming or grazing activities. • Full compensation for other improvements made to the land such as structures. • No compensation for the affected land.

These eligibility criteria also align with the Lands Act 2020 section 253(1), which states that “the Lands Commission assess the value of the interest in the scheduled land and the amount of compensation payable which shall be fair and adequate and issue a valuation report in respect of the assessment”. Section 258(1) also calls for the Commission to ensure that the compensation payable to the claimant is fair, adequate, and paid promptly. The Act, under 253(3), also provides avenues for people who are not satisfied with compensation to seek redress: “A person who is dissatisfied with the assessment of compensation by the Lands Commission may apply to the Lands Commission for a review of the assessment and where that person is still dissatisfied after the review, that person may refer the matter for resolution under the Alternative Dispute Resolution Act, 2020 (Act 798)”.

8.1.2 Proof of Eligibility

The implementing agencies will consider the following forms of evidence as proof of eligibility:

1. Affected persons with formal legal rights, documented in the form of land title registration certificates, leasehold indentures, tenancy agreements, rent receipts, building, and planning permits, business operating licenses, utility bills among others. Unprocessed/unregistered legal documents will not bar eligibility and procedures for confirming authenticity of such documents will be established in the RAP.
2. Affected persons with no formal or recognised legal rights. Criteria for establishing non-formal, undocumented, or unrecognised claims to eligibility shall be established paying particular attention to each situation and its peculiarities.

Alternative means of proof of eligibility will include:

1. Affidavit signed by landlords and tenants.
2. Witnessing or evidence by recognised traditional authority, family heads and elders, and the general community.

8.1.3 Eligibility for Community Compensation

Eligibility may be claimed collectively e.g., as a community or religious group for communal properties. Communities (on communal lands) that permanently lose land and/or access to assets and or resources under statutory or customary rights will be eligible for compensation. Example of community compensation could be communal property/grounds/assets, community water/wells, schools, burial sites etc. The rationale for this is to ensure that the pre-project socioeconomic status of communities where adversely impacted is also restored.

8.2 Entitlement Matrix

The matrix of entitlement for the different categories of impacts likely to be encountered is presented in Table 13.

Table 13. Entitlement Matrix

Land and Assets	Types of Impact	Person(s) Affected	Compensation/Entitlement Benefits
Agricultural Land	<ul style="list-style-type: none"> Less than 20 percent of land holding affected. Land remains economically viable. 	<ul style="list-style-type: none"> Farmer/title holder 	<ul style="list-style-type: none"> Cash compensation for affected land equivalent to full replacement value.
		<ul style="list-style-type: none"> Tenant/lease holder 	<ul style="list-style-type: none"> Cash compensation for the harvest or produce from the affected land or asset, equivalent to average market value of last 3 years, or market value of the crop for the remaining period of tenancy/lease agreement, whichever is greater.
	<ul style="list-style-type: none"> Greater than 20 percent of land holding lost. Land does not become economically viable. 	<ul style="list-style-type: none"> Farmer/ Title holder 	<ul style="list-style-type: none"> Land for land replacement where feasible, or compensation in cash for the entire landholding according to PAPs' choice. Land for land replacement will be in terms of a new parcel of land of equivalent size and productivity with a secure tenure status at an available location which is acceptable to PAPs. Transfer of the land to PAPs shall be free of taxes, registration, and other costs. Relocation assistance (costs of movement + assistance in re-establishing economic trees + allowance up to a maximum of 12 months while crops mature).
		<ul style="list-style-type: none"> Tenant/Lease holder 	<ul style="list-style-type: none"> Cash compensation equivalent to average of last 3 years' market value for the mature and harvested crop, or market value of the crop for the remaining period of tenancy/lease agreement, whichever is greater. Relocation assistance (costs of shifting + assistance in re-establishing economic trees + allowance up to a maximum of 12 months while short-term crops mature). Relocation assistance (costs of shifting + allowance).
Commercial Land	<ul style="list-style-type: none"> Land used for business partially affected. Limited loss 	<ul style="list-style-type: none"> Title holder/ business owner Business owner is lease holder 	<ul style="list-style-type: none"> Cash compensation for affected land at full replacement cost. Opportunity cost compensation equivalent to 5 percent of net annual income based on tax records for previous year (or tax records from comparable business or estimates where such records do not exist). Opportunity cost compensation equivalent to 10 percent of net annual income based on tax records for previous year (or tax records from comparable business or estimates where such records do not exist).
	<ul style="list-style-type: none"> Assets used for business severely affected. 	<ul style="list-style-type: none"> Title holder/ business owner 	<ul style="list-style-type: none"> Land for land replacement or compensation in cash according to PAP's choice. Land replacement will be provided in terms of a new parcel of land of equivalent size and market potential with a secured tenure status at an available location which is acceptable to the PAP. Transfer of the land to the PAP shall be free of taxes, registration, and other costs. Relocation assistance (costs of shifting + allowance).

Land and Assets	Types of Impact	Person(s) Affected	Compensation/Entitlement Benefits
	<ul style="list-style-type: none"> If partially affected, the remaining assets become insufficient for business purposes. 		<ul style="list-style-type: none"> Opportunity cost compensation equivalent to 2 months net income based on tax records for previous year (or tax records from comparable business, or estimates).
		<ul style="list-style-type: none"> Business person is lease holder. 	<ul style="list-style-type: none"> Opportunity cost compensation equivalent to 2 months net income based on tax records for previous year (or tax records from comparable business, or estimates), or the relocation allowance, whichever is higher. Relocation assistance (costs of shifting). Assistance in rental/lease of alternative land/property (for a maximum of 6 months) to re-establish the business.
	<ul style="list-style-type: none"> Location for temporary structure loss - expenses for moving structure Utility service disconnection 	<ul style="list-style-type: none"> Owner of temporary structure 	<ul style="list-style-type: none"> Assistance in rental/lease of alternative location. Refund of any lease/rental fees paid for time/use after date of removal. Supplementary assistance based on – <ul style="list-style-type: none"> Transportation rates for the transfer of structure Disconnection of utility service lines at old location Reconnection of utility service lines at new location
		<ul style="list-style-type: none"> Squatter 	<ul style="list-style-type: none"> Relocation assistance (costs of shifting + assistance to find alternative secure accommodation preferably in the community of residence through involvement of the project). Rehabilitation assistance (if required assistance with job placement, skills training).
Residential Land	<ul style="list-style-type: none"> Land used for residence partially affected, limited loss. Remaining land viable for present use. 	<ul style="list-style-type: none"> Title holder 	<ul style="list-style-type: none"> Cash compensation for affected land
		<ul style="list-style-type: none"> Rental/lease holder 	<ul style="list-style-type: none"> Cash compensation equivalent to 10 percent of lease/rental fee for the remaining period of rental/lease agreement (written or verbal)
	<ul style="list-style-type: none"> Land and assets used for residence severely affected. Remaining area insufficient for continued use or becomes smaller than 	<ul style="list-style-type: none"> Title holder 	<ul style="list-style-type: none"> Land for land replacement or compensation in cash according to PAP's choice. Land for land replacement shall be of minimum plot of acceptable size under the zoning law or a plot of equivalent size, whichever is larger, in either the community or a nearby resettlement area with adequate physical and social infrastructure systems as well as secured tenure status. When the affected holding is larger than the relocation plot, cash compensation to cover the difference in value. Transfer of land to the PAP shall be free of taxes, registration, and other costs. Relocation assistance (costs of shifting + allowance).
		<ul style="list-style-type: none"> Rental/lease holder 	<ul style="list-style-type: none"> Refund of any lease/rental fees paid for time/use after date of removal. Cash compensation equivalent to 3 months of lease/rental fee.

Land and Assets	Types of Impact	Person(s) Affected	Compensation/Entitlement Benefits
	minimally accepted under zoning laws		<ul style="list-style-type: none"> Assistance in rental/lease of alternative land/property. Relocation assistance (costs of shifting + allowance).
Religious/Cultural/Civic Land	<ul style="list-style-type: none"> Loss of land/space used for religious/cultural/civic activities 	<ul style="list-style-type: none"> Mosques Churches Shrines/groves Schools Markets 	<ul style="list-style-type: none"> Alternative structures of equal or better size and quality in an available location which is acceptable to the religious entity/community/PAPs. For religious and cultural sites, the project will work with the community to identify suitable non-affected sites for relocation. Supplementary Assistance – Transportation rates for the transfer of movable properties.
Buildings and Structures	<ul style="list-style-type: none"> Structures are partially affected. Remaining structures viable for continued use. 	<ul style="list-style-type: none"> Owner 	<ul style="list-style-type: none"> Cash compensation for affected building and other fixed assets. Cash assistance to cover costs of restoration of the remaining structure.
		<ul style="list-style-type: none"> Rental/lease holder 	<ul style="list-style-type: none"> Cash compensation for affected assets (verifiable improvements to the property by the tenant). Disturbance compensation equivalent to two months rental costs.
	<ul style="list-style-type: none"> Entire structures are affected or partially affected. Remaining structures not suitable for continued use 	<ul style="list-style-type: none"> Owner 	<ul style="list-style-type: none"> Cash compensation for entire structure and other fixed assets without depreciation, or alternative structure of equal or better size and quality in an available location which is acceptable to the PAP.
		<ul style="list-style-type: none"> Rental/lease holder 	<ul style="list-style-type: none"> Right to salvage materials without deduction from compensation Relocation assistance (costs of shifting + allowance) Rehabilitation assistance if required (assistance with job placement, skills training)
		<ul style="list-style-type: none"> Squatter/informal dweller 	<ul style="list-style-type: none"> Cash compensation for affected structure without depreciation. Right to salvage materials without deduction from compensation. Relocation assistance (costs of shifting + assistance to find alternative secure accommodation preferably in the community of residence through involvement of the project). Alternatively, assistance to find accommodation in rental housing or in a squatter settlement scheme, if available). Rehabilitation assistance (if required assistance with job placement, skills training).
<ul style="list-style-type: none"> Street vendor (informal without title or lease to the stall or shop) 	<ul style="list-style-type: none"> Opportunity cost compensation equivalent to 2 months net income based on tax records for previous year (or tax records from comparable business, or estimates), or the relocation allowance, whichever is higher. Relocation assistance (costs of shifting). 		

Land and Assets	Types of Impact	Person(s) Affected	Compensation/Entitlement Benefits
	<ul style="list-style-type: none"> Loss of accommodation/ room 	<ul style="list-style-type: none"> Caretaker 	<ul style="list-style-type: none"> Assistance to obtain alternative site to re- establish the business. <p>Supplementary Assistance based on:</p> <ul style="list-style-type: none"> Comparable open market rent for alternative accommodation based on specific period (in this case 3 months reinstatement period); and Transportation rates for the transfer of movable properties.
Standing crops	<ul style="list-style-type: none"> Crops affected by land acquisition or temporary acquisition or easement 	<ul style="list-style-type: none"> PAP (whether owner, tenant, or squatter) 	<ul style="list-style-type: none"> Cash compensation equivalent to average of last 3 years market value for the mature and harvested crop.
Trees	<ul style="list-style-type: none"> Trees lost 	<ul style="list-style-type: none"> Title holder 	<ul style="list-style-type: none"> Cash compensation based on type, age, and productive value of affected trees plus 10 percent premium.
Temporary Acquisition	<ul style="list-style-type: none"> Temporary acquisition 	<ul style="list-style-type: none"> PAP (whether owner, tenant, or squatter) 	<ul style="list-style-type: none"> Cash compensation for any assets affected and loss of livelihood (e. g. boundary wall demolished; trees removed).
Natural resources	<ul style="list-style-type: none"> Loss of or impeded access to natural resources 	<ul style="list-style-type: none"> User of such resources (can be individual or communities) 	<ul style="list-style-type: none"> Access to non-affected lands to be maintained; Facilitate access to alternative areas of natural resources Compensation in kind e.g., Community development project

9.0 VALUATION OF ENTITLEMENTS



Hve Mu Dua (Measuring Stick): Examination and Quality Control.

The basis of the valuation of affected properties will be in accordance with the requirements of the World Bank's ESS5; the Constitution of Ghana and the Land Act, 2020. This section presents information about the following:

1. Valuation methodology;
2. Land acquisition procedure and compensation;
3. Valuing entitlement;
4. Procedure for delivering entitlement; and
5. Time frame.

9.1 Valuation Methods

The method of valuation of assets that will be used for the valuation of assets will be Full Replacement which is defined as a method of valuation yielding compensation sufficient to replace assets as well as the necessary transaction costs associated with asset replacement. With regards to land and structures, full replacement cost will cover the following:

- Land;
- Houses and other structures (including public structures such as school, clinic, or religious building); and
- Loss of access to natural resources.

9.1.1 Land

Urban Lands: For urban lands, the market value of land of equivalent area and use, with similar or improved infrastructure and services, preferably located in the vicinity of the affected land, plus transaction costs such as registration and transfer taxes will be applied.

Agricultural Lands: For agricultural lands, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.

9.1.2 Houses and Other Structures

For houses and other structures (including public structures such as school, clinic, and community building), Full Replacement Cost Approach will be adopted for the valuation of houses and structures. This will involve the cost of purchasing or building a replacement structure, in an area, with quality, and location similar to or better than those of the affected structure; or of repairing a partially affected structure, including labour and contractors' fees; and transaction costs, such as registration, transfer taxes, and moving costs. Affected assets/structures and development will not be depreciated, and the value of salvage materials will not be considered nor the value of benefits to be derived from the project deducted from the valuation of an affected asset.

9.1.3 Loss of Access to Natural Resources

The market value of the natural resources may include wild medicinal plants, firewood, and other non-timber forest products, meat, or fish. However, cash compensation is seldom an effective way of compensating for lost access to natural resources. Provision of access to, similar resources elsewhere, taking into account the impacts at the alternative location. Cash compensation can only be provided when it can be demonstrated that no feasible alternative measures are available.

9.1.4 Crops/Economic Plants

The Lands Act 2020, Section 281 on Interpretation defines “Land” to include the “solid surface of earth, trees, plant, crops, and other vegetation, a part of the earth surface covered by water, any house, building or structure whatsoever, and any interest or right in, to or over immovable property”. The Enumeration Approach will be adopted for crops affected by the project. The Enumeration Approach involves taking inventory of the affected crops (either by counting area) and applying the most recent Land Valuation Division’s (LVD) crop rates, updated to reflect market rates at the time of compensation. Updated crop valuation rates to be applied under the WACA sub-projects will meet the “full replacement cost” requirements under the WB standards. Updating the valuation rates for the crops will take cognisance of factors such as depreciation, inflation, labour, and production cost, to ensure that the rates are in alignment with the full replacement cost/value requirements.

9.1.5 Shrines, Groves, and Religious Structures

The Lands Act 2020, Section 265(1) states that “Where compulsory acquisition or occupation of land under this Act involves displacement of the inhabitants, the Lands Commission or any other person directed by the President shall resettle the displaced inhabitants on suitable alternative land with due regard for their economic well-being and the social and cultural values of the inhabitants”. With respect to shrines, groves, and religious structures, the project will in agreement with the community and opinion leaders select a suitable location for the erection and reestablishment of such structures. If physical structures were demolished, the project will replace the structure to its pre-project state or better. For non-physical structures, the project will pay the full cost of replacement, including the cost of activities that will need to be performed prior to relocation.

9.1.6 Other Considerations into the Compensation Package

9.1.6.1 Livelihood Assistance

The estimation for loss of income, or livelihood assistance, for affected persons will be generally based on the following factors:

1. Estimated net monthly income/annual profit of farmers or sales of produce from farms or the business units verified by an assessment of visible or documented stocks and activities; and
2. Estimated period of the sub-project which will disrupt farming or business or commercial activity.

9.1.6.2 Resettlement Assistance

Resettlement assistance will be provided to PAPs who are informal occupants of the affected land or squatters in lieu of compensation for the land they occupy and property they lose, and any other assistance to achieve the objectives set forth in ESS 5.

Where PAPs are to be physically displaced or relocated, resettlement assistance would be provided to take care of the transport cost of mobilising and moving the affected properties to a new location and accommodation assistance where affected persons will have to rent accommodation at initial stages.

9.1.6.3 Disturbance Allowance

Disturbance includes the inconvenience suffered by an occupier of land who has to relocate as a result of the compulsory acquisition or temporary occupation of land by the State (Lands Act 2020, Section 281). Cost of disturbance is one of the components to be considered when determining compensation for PAPs provided by the Lands Act, 2020, Section 271(7) “Where a person suffers special loss by reason of disturbance of an authorisation under this section, that person shall be paid, out of moneys approved by Parliament, the compensation that the Lands Commission, or on appeal, the High Court, may determine”.

The appropriate disturbance allowance will be determined during the preparation of the RAPs. However, the WACA sub-projects could adopt the rate of 10 percent of the assessed property or loss of income as the disturbance allowance as applied for other World Bank funded Projects.

9.1.6.4 Vulnerable Support

Under this project, special attention or support will be paid to vulnerable groups among the PAPs. The vulnerable or disadvantaged refer to those who may be more likely to be adversely affected by the project impacts and/or more limited than others in their ability to take advantage of the project's benefits. Such individuals/group are also more likely to be excluded from or unable to participate in the mainstream consultation process and as such may require special measures and/or assistance to do so. Under this project, vulnerable groups are PAPs below 18 years and above 70 years, female headed households, persons with disabilities and others who may not be protected through national land compensation legislation.

9.2 Compulsory Land Acquisition Procedure by the State and Compensation

The Project in collaboration with the Lands Commission shall consult all PAPs with interest in the land to be affected, the traditional authorities and community leaders, and the concerns of the persons with interest in the land to be affected, occupiers, and community leaders have been taken into consideration. The Lands Commission or authorised land surveyor and other persons shall carry out further land survey and consultations to

- Identify the rightful owners;
- Identify of the boundaries;
- Identify the current occupants;
- Estimate extent of loss to be suffered due to the sub-project activities; and
- Negotiating compensation and resettlement.

9.2.1 Procedure for Delivery of Entitlements

Compensation and resettlement will be funded by GoG. The compensation process should incorporate the following:

- Involvement of relevant public sector agencies (LVD, EPA, etc.);
- Negotiation with land holders/users;
- Documentation of holdings and assets;
- Agreement on compensation and preparation of contracts; and
- Compensation payments.

9.2.1.1 Involvement of Public Sector Agencies

The Land Act mandates the Lands Commission to lead government compulsory land acquisitions and payment of compensation to PAPs. The Regional Valuation Officers from the LVD will be involved in determining the values of affected assets/properties based on the full replacement cost principle. Certified private valuers may also be engaged where necessary, especially involving private persons (according to Section 258(2) of the Lands Act 2020) or if required to assist the process. The professional valuers will be required to apply methods and the rates that are consistent with the “full replacement value” requirement for impacts under this project as required by ESS5.

9.2.1.2 Negotiation of Land Resource Holders

All property owners or users would have to be identified and located through a socio-economic survey. The users or their representative should be informed through both formal notifications in writing and by verbal notification delivered in the presence of all stakeholders or their representatives.

9.2.1.3 Documentation of Holdings and Assets

The PIU of MESTI and LVD of the Lands Commission will arrange meetings with affected individuals and/or households to discuss the compensation process. For each individual or household affected, PIU and LVD would compile a compensation dossier containing necessary personal information on the affected party and those that s/he claims as household members, total land holdings, inventory of assets affected, and information for monitoring their future situation. Dossiers will be kept current and will include documentation of lands surrendered. This is necessary because it is one way in which an individual can be monitored over time. All claims and assets will be documented in writing.

9.2.1.4 Compensation Payments

Compensation will be paid to affected persons prior to commencement of civil works. In cases where compensation will have to be paid in-kind, the project representative (or PIU) and the PAPs should confirm in an MoU if such in-kind compensation will be before or after releasing of land for project (e.g., release of land for housing or farming). Each eligible affected person will sign a compensation claim and commitment form (see Annex 4) together with the authorised project representative in the presence of a witness. The compensation claim form will clarify mutual commitments as follows

- On the project side: commitment to pay the agreed compensation at full replacement cost (value of affected property- cash or in-kind, disturbance and transaction cost, assistance to farmers to continue with farming occupation and or relocation/transportation assistance if any);
- On the affected person's side: commitment to vacate or release the land by the agreed date.

The handing over of properties such as land and buildings, and compensation payments will be made by PIU in the presence of the affected party and officials of LVD. However, compensation payments will be made either in cash or bank transfer or any other method agreeable with the PAPs.

9.2.2 Types of Compensation

Compensation for affected assets under this project will either be in cash payment or in-kind compensation. Cash payment compensation will be calculated and paid in Ghana Cedis (GHS), rates will be based on market value of land when known or estimated or negotiated and full replacement value of structures or crops.

In-kind compensation may include land, buildings, building materials, seedlings, agricultural inputs, agricultural produce, and financial assistance for equipment etc. When land replacement is considered, the project will ensure that the land proposed for replacement has locational advantages comparable to the one lost. The WACA Project II will take steps to extend secured tenure ship of land and structures provided to PAPs in place of impacts.

9.2.3 Cut-Off Date

When a site is selected for an activity under the WACA Project II, the PIU will consult with the PAPs to agree on a cut-off date along with planning and commissioning of census. The Cut-off date is date established by the Project as the deadline for eligibility of entitlement to any form of compensation. The cut-off date will be publicly disclosed to PAPs and affected communities through consultations, townhall

meetings, among others. Any individual who undertakes developments after the agreed cut-off date is not eligible for compensation and/or resettlement assistance. Census and Inventory of assets or properties will commence after the expiration of the cut-off date. Information gathered will inform preparation of appropriate RAPs, Livelihood Assistance Plans, and other forms of social support.

No construction will begin until PAPs have been relocated if physical relocation is necessary and/or received their full compensation (according to the World Bank ESS5). Additionally, the property owners must be given adequate notice of not less than one month after payment of compensation to vacate affected assets, salvage their items and relocate depending on the nature of relocation or resettlement.

10.0 IMPLEMENTATION ARRANGEMENTS



Tabono (Oars): Unity of purpose, strength, confidence, and hard work to reach a destination or goal.

The MESTI is the lead implementing Ministry responsible for the overall implementation of the WACA Project II.

10.1 Roles and Responsibilities

The PIU at MESTI will provide the overall oversight for the implementation of the RFP. Key responsibilities are summarized Table 14 below.

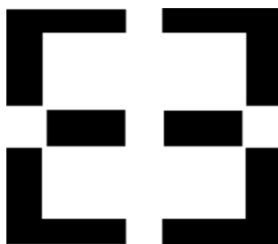
Table 14. Roles and Responsibilities of Implementing Stakeholders

Institution	Responsibility
PIU/MESTI	<p>The PIU will have the overall responsibility of implementing activities under the WACA Project II. They will ensure that all participating Metropolitan, Municipal and District Assemblies apply all applicable procedures, tools, and standards outlined in this RPF throughout the life of the project. Specifically, the PIU/MESTI will</p> <ul style="list-style-type: none"> • Coordinate identification and screening of project sites • Coordinate the preparation of ToRs for RAP preparation • Liaise with the WB on resettlement and livelihood restoration issues and collaborate with the WB to finalise all necessary approvals and clearances • Monitor implementing institutions/agencies to follow procedures, tools, and standards set out in the RPF and the RAP • Prepare and disclose the RPFs and RAP • Ensure consultations with the affected persons and communities • Select and supervise the consultants towards the preparation of the RAPs • Publicise the Grievance Redress Mechanism and make it accessible to the public • Ensure that all grievances are resolved conclusively • Carry out capacity building activities for relevant project and community stakeholders
World Bank	<ul style="list-style-type: none"> • Review and provide no-objective of the RPF and ToRs for RAP preparation, review and approve RAPs as they are developed and shared. • Conduct periodic monitoring of project sites and ensure compliance • Provide training and technical assistance as may be needed
Ministry of Finance	<ul style="list-style-type: none"> • Responsible for facilitating the release of funds for project activities, including the funds for payment of compensation and relocation of affected persons on behalf of the GoG.
EPA	<ul style="list-style-type: none"> • Ensure that identified locations for resettlement, and design of structures, meet all environmental requirements and there are no environmental risks to relocated PAPs.
MMDAs	<ul style="list-style-type: none"> • Assist in the grievance mechanism • Participate in the community consultation processes and disclosure of project information
LVD of the Lands Commission	<ul style="list-style-type: none"> • Review the RAP and validate the valuations for government to release funds for compensation payment Vet the request for compulsory land acquisitions, oversee land expropriation and issue land titles to PAPs as needed

Institution	Responsibility
Traditional Authorities	<ul style="list-style-type: none"> • Assist in identification of PAPs and grievance redress • Participate in community consultation process and grievance redress using community land dispute structures
CSOs/NGOs	<ul style="list-style-type: none"> • Assist in capacity building on livelihood restoration activities and community sensitisation • Serve as external monitors of the RAP preparation and implementation process including compensation payment to PAPs
Consultants	<ul style="list-style-type: none"> • Preparation of RPF and RAP and other documents and participate in other activities as may be required by the PIU

11.0 VULNERABLE GROUP CONSIDERATIONS

11.1 Identification of Vulnerable Groups



*Wo foro dua pa a
(When you climb a good
tree): Support,
cooperation,
encouragement.*

Vulnerable groups are those at risk due to displacement, compensation, and resettlement process. There may also be PAPs who are already vulnerable based on their existing conditions such as poor health, disability, old age, etc. Project impacts may worsen the condition. The Project will identify such persons during census for the RAP preparation when site-specific project scope and activities are properly identified and confirmed. The Project will pay special attention to the conditions and needs of the following vulnerable groups during implementation:

- Households with income below the national poverty line;
- The landless;
- The elderly above 60 years;
- Persons with Disabilities;
- Female-headed households;
- Widows, women and children;
- Mentally challenged persons;
- Unemployed youth
- Affected persons who are too ill, bedridden, hospitalised or stricken with HIV and AIDS.
- Ethnic minorities - These are usually migrant from other parts of the country due to economic and livelihood activities¹¹; and
- Other historically disadvantaged persons.

11.2 Assistance to Vulnerable Persons

Assistance to be provided to vulnerable persons will be outlined in the RAP following census and will take various forms depending on the circumstance of their vulnerability and needs. Assistance to vulnerable people will include but limited to the following:

- Similar to PAPs, assistance in financial literacy training especially for women and assistance in compensation payment procedures (e.g. Going to the bank with them to cash the compensation cheque);
- Assistance during consultation and in the post payment period to secure the compensation money and reduce risks of misuse or robbery;
- Assistance during moving stage by providing them with vehicles and drivers;
- Assistance during building by providing them with materials and workforce; and
- Access to Health Insurance and assistance to medical facilities for critically ill PAPs;

¹¹ These are mostly economic migrants from other parts of the country. The Environmental and Social Impact Assessment (ESIA) will provide further details.

12.0 GRIEVANCE REDRESS MECHANISM



*Mpatafo (Knot of
pacification or reconciliation):
Reconciliation, Peace-making,
and Pacification.*

12.1 Purpose of Grievance Redress Mechanism

Regardless of scale, involuntary resettlement will give rise to grievances among affected persons and/or communities on issues including rates of compensation and eligibility criteria. The objective of the RGM is to address and resolve resettlement related grievances or complaints from affected persons promptly, fairly, and in a manner that is, to the extent possible, acceptable to all parties. Effort will be made to:

- Ensure that complaints from aggrieved PAPs will be channelled to the project complaint resolution structures for resolution.
- Seek solutions to any tensions and conflicts early in the RAP preparation and implementation process, to avoid delay in the relocation exercise
- Identify and implement appropriate and mutually acceptable actions to address complaints.
- Respond in a timely manner, and with sensitivity to the needs of complainants.
- Ensure that PAPs are satisfied with the outcome of the resolution and maintain a dialogue with them to the extent possible.

The project resettlement grievance mechanism will be disclosed and explained to affected persons and communities as early as possible in the RAP preparation process and on a regular basis. The grievance mechanism will be guided by the following principles:

- Legitimate: have clear, transparent, and sufficiently independent process to ensure that no party to a grievance process can interfere with the fair conduct of that process.
- Accessible: publicise to those who may wish to access it and provide adequate assistance for aggrieved parties who may face barriers of access, including language, literacy, awareness, finance, distance, or fear of reprisal.
- Predictable: have clear and known procedure, with time frames for each stage; clarity on the types of process and outcome it can (and cannot) offer; and means of monitoring the implementation of any outcome.
- Equitable: ensure that aggrieved parties have reasonable access to sources of information, advice, and expertise necessary to engage in a grievance process on fair and equitable terms.
- Rights-compatible: ensure that its outcomes and remedies accord with internationally recognised human rights standards.
- Transparent: provide sufficient transparency of process and outcome to meet the public interest concerns at stake and will presume transparency wherever possible. The mechanisms will be transparent about the receipt of complaints and the key elements of their outcomes.
- Fairness: all complainants will be treated with courtesy, equally and always. All complaints will be treated seriously, regardless of whether made by telephone, by letter, or by e-mail.

Special attention would be paid to the accessibility of the grievance mechanism to disadvantaged and vulnerable individuals or groups. The existence and conditions of access to the mechanism—with respect to the where, when, and how—would be widely disseminated within the project community as part of the general project consultation.

12.1.1 Potential Grievances related to involuntary resettlement

Grievances or disputes that may arise during the preparation and implementation of RAP under the WACA Project II include:

- Mistakes in the inventorying of PAPs or the target population
- Dispute over valuation of assets and compensation amount
- Disagreement on land areas, boundaries, either between affected persons and the expropriation agency or between neighbours
- Dispute over ownership of a given asset (such as land or structures or crops) between communities or affected people
- Successions, divorces, and other family issues resulting in disputed ownership or disputed shares between inheritors or family members, or landowner and leaseholder
- Where affected people choose the resettlement-based option, disagreement may arise on the resettlement package (this may include location of the resettlement, which does not suit them; proposed housing or resettlement plot characteristics; etc.)

12.1.2 Levels of Resettlement GRM

MESTI will establish a three-tier grievance redress mechanism structure to ensure timely redress of resettlement related grievances. The structures as follows:

12.1.3 Community Level Grievance Mechanism

Local communities have existing land dispute resolution systems which can be used to resolve resettlement related land disputes at the community level with support from the project representatives at local level. This community level redress system is structured and rooted in the cultures and traditions of the people. The project will establish Grievances Redress Committee at the community level that will receive resettlement related grievances and process them for resolution. The membership of the Community Grievances Redress Committee (CGRC) will include:

- Assembly members for the Electoral Area
- Local Chief or authorised representative
- Women's representative at where the project is taking place
- A selected community representative/NGO.

The Assembly member will serve as the Focal Point. The CGRC will serve as the first point of contact between the project and PAPs and their role/mandate will include providing project information to stakeholders and resolving compensation related grievances. The CGRCs will be trained by MESTI on best practices in grievance management and supported by PIU's Social Development Specialist. The CGRCs will record complaints resolved including cases that got referred to other levels (see in Annex 6, sample grievance form that will be used in recording grievances). If a grievance submitted to this CGRC does not receive satisfactory resolution, the second tier (District Grievance Redress Committee) will be activated.

12.1.4 District Level

For the second tier, the project will use the Public Relations and Complaints Committee (PRCC) at MMDAs where the project is taking place. The Public Relations and Complaints Committee is chaired by the Presiding Member, and it is expected to amicably settle complaints and grievances of the public with regard to adverse environmental and social impact. Other members of the Committee are a representative of the Lands Commission, the District Planning Officer, a representative of CHRAJ Office in the district,

Representative of the Traditional Authority Council, and elected Assembly member of the affected community or PAP representative. The PRCC takes up grievances when the CGRC is unable to resolve a grievance submitted to them. The PRCC will be trained by the Social Specialist of MESTI on best practices in grievance management and supported by PIU's Social Development Specialist. The PRCC will record all resettlement/compensation related grievances.

If a grievance submitted to this group does not receive satisfactory resolution, the third tier (National Level) is activated. A person dissatisfied with the outcome of the Grievances at the District level could also go to Court to seek legal remedy.

12.1.5 National Level

The third tier will be the National Grievance Redress Committee (NGRC) at the Project Implementation Unit (PIU). The NGRC will be chaired by the Project Director. It is expected that all land related grievance or dispute pertaining to the Project will be resolved at community or District level. Issues that will not be resolved at these levels will be referred to the NGRC. The PIU will then endeavour to resolve the complaint as soon as possible. However, the mechanism will not prevent unsatisfied complainants to resort to the Ghana judiciary (mediators and courts) at their discretion.

The GRC shall be governed by the principles of fairness, integrity, transparency, and timeliness. GRC meetings will be a forum for the complainant and other parties to detail grievances and to explore (using mediation, negotiation, and other techniques) the redress action. The proposed redress action and the timeframe in which it is to be implemented will be discussed within two weeks of receipt of the grievance. The GRC meetings will be recorded by a selected Secretary of a composed panel.

12.1.6 Alternative Dispute Resolution

A person who is dissatisfied with how a complaint was resolved such as the assessment of compensation by the Lands Commission, may refer the matter for resolution under the Alternative Dispute Resolution.

12.2 Grievance Redress Process

Individuals will bring forward grievances and disputes related to a project either in writing or in person, verbally, to the Grievance Redress Committee (GRC) or the Community Grievance Redress Committee (CGRC) that have been established in the project communities or to the World Bank's Grievance Redress Service (GRS). The GRS ensures that complaints received are promptly reviewed in order to address project-related concerns.

The general steps of the grievance redress process comprise:

- Register and acknowledge receipt of complaints
- Investigate and determine solutions to the complaints
- Implement the redress actions
- Verify the redress action
- Monitor and evaluate the implementation of the redress, and
- Depending on the desired outcomes, seek recourse or alternatives.

The PIU will sensitise the communities on the need to resort to grievance redress mechanisms.

12.3 Settlement of Disputes

The GRC may use a number of methods to resolve disputes, and these could be settlement by negotiation, mediation and arbitration.

Settlement by Negotiation: The parties to a dispute under the project may negotiate in good faith with a view to reaching a settlement. This may be in accordance with any contract between the parties.

Settlement by Mediation: Where parties to a dispute choose to settle through mediation, the GRC may mediate the dispute or other mediators may be identified by the parties. Where parties agree to resolve the dispute by mediation and there is a settlement, the terms of settlement shall be in writing, which shall be signed by the mediator and parties to the dispute. The settlement agreement shall be binding on the parties unless the agreement states otherwise. Where no agreement is reached at the end of the mediation, the mediator shall communicate so in writing and refer the matter to the GRC for further action.

Settlement by Arbitration: The parties have the right to appoint arbitrators, but the GRC may appoint an arbitrator or arbitration panel to resolve the dispute if they fail to agree to do so. An arbitration award shall be binding on all parties. Where an external arbitrator is used, the external arbitrator shall communicate the award in writing to the GRC within three (3) days after the award.

The grievance issue should be resolved within two (2) weeks of receiving complaints unless further investigation is required, then it could go up to four (4) weeks. The GRC will inform the concerned parties if there is an unexpected delay and its impacts on the initial schedule. Depending on the nature and type of grievance, PIU staff and partner organisations (Lands Commission and EPA representatives, etc.) may visit the affected property site or get in touch with the complainant to confirm that the redress action is carried out. Verification should be completed within a time specified by the parties.

12.4 Dissatisfaction and Alternative Actions

If the complainant is not satisfied with the outcome of the redress action, further steps may be taken for amicable resolution. The alternative actions may include appeal to court or use of international experts. It is hoped that the courts of law will be the “last resort” in complaint resolution. The Constitution of Ghana allows any aggrieved person the right of access to the Court of Law. If the complainant remains dissatisfied with the alternative mediation efforts, they have the option to pursue appropriate recourse via the judicial process in Ghana at their discretion.

12.5 Grievance Redress Form

The complainant’s name, date and nature of complaint, follow-up actions and their dates will all be logged for referencing and tracing. A template form is included in Annex 6. Once grievances are resolved, the Social Safeguard Specialist or focal person will complete the Grievance Redress Form detailing and confirming the resolution. The form will be signed by the complainant, other parties, and the Social Safeguard Specialist. A complaint logbook will be opened for all complaints at the three-tier redress level. All GRC minutes will be recorded and made available for review upon request.

12.6 Grievance Resolution Timeframe

The grievance redress process will be guided by resolution timelines to build trust in the system. The resolution timelines are provided in Table 15 below:

Table 15. Timeframe for Grievance Redress

Step	Timeframe
Receive and register grievance	Within 5 days
Investigate the complaint, acknowledge receipt, and assign responsibility	Within 1 week
Review and redress of the of the complaint and development of response	Within 2 weeks
Implementation of response if agreement is acceptable to all parties	Within 1 month
Refer grievance to a higher level if agreement is not reached	Within 1 month
Implement agreement from higher level if acceptable to all parties	Within 2 months
Grievance taken to the court if agreement is not acceptable to complainant	

13.0 MONITORING AND EVALUATION PROCEDURES

13.1 Objective of Monitoring and Evaluation



Esono Anantam (Elephant's Footprint): Making an impact, leadership, protection, power, and security.

Resettlement planning and implementation processes must be monitored and evaluated at local, regional, and national levels to ensure they are carried out in accordance with the relevant requirements of this RPF, and for follow up remedial actions, where necessary. The provisions for monitoring and evaluation (M&E) will ensure the proposed actions are implemented as intended and within the timelines established and that the expected results are achieved. Where shortcomings or problems are found, M&E can initiate appropriate corrective action. The monitoring of project activities related to land acquisition, compensation, and resettlement will be part of the overall project M&E framework.

The overall objectives of the resettlement M&E are to ensure that the RAP implementation is tracked, documented and all stakeholders are provided with timely and updated information with regards to the implementation of a RAP as needed. The focus of M&E will include an assessment of the following:

- Verify that the principles and procedures of the RPF are followed during development and implementation of the RAP;
- RAP implementation is in accordance with the schedule;
- Whether RAP implementation has to be adjusted due to changes that have occurred;
- Whether complaints and grievances are being properly and effectively addressed; and
- Inform decisions to resolve problems encountered during RAP implementation.

Actions will be monitored and evaluated internally by a Monitoring and Evaluation Team (MET) to be constituted by the PIU of MESTI. An Independent Impact Evaluation (IIE) will be done soon after the completion of the RAP implementation.

13.2 Participatory Monitoring and Evaluation Plan Indicators

Monitoring and Evaluation will be part of the overall project monitoring led by the Monitoring and Evaluation Team (MET). The MET will be expected to develop and implement a Monitoring and Evaluation Plan (MEP). The main indicators the MEP will measure include:

- Impacts on affected individuals, households, and communities to be maintained at their pre-project standard of living, or better:
 - Number of households directly affected that has to be resettled as a result of the project/sub-project (disaggregated by type of resettlement and community)
 - Number of communities affected by the project/sub-projects
 - Number of people involved in the resettlement as a result of the project/sub-project (disaggregated by community)
- Improvement of communities affected by the project:
 - Number of households that have been satisfactorily settled
 - Number of communities for which resettlement have been satisfactorily completed
- Management of disputes or conflicts:
 - Number of resettlement disputes lodged
 - Number of resettlement disputes received

- Number of resettlement disputes satisfactorily addressed (disaggregated by the level at which they were addressed)
- Number of disputes pending

The PIU will undertake routine internal M&E of the implementation of the resettlement so as to ensure that all the responsible units follow the schedule and comply with the principles of the resettlement plan. The monitoring program will provide continuous feedback on the implementation of the resettlement plan. Monitoring teams will be constituted and will report regularly to the PIU. The team will include EPA, and appropriate departments under MESTI. Through the M&E, PIU will establish a reporting system for the project RAP that will:

- Provide timely information to the project about all resettlement and compensation issues arising from resettlement related activities;
- Identify any grievance, especially those that have not yet been resolved at the local level and which may require resolution at higher levels;
- Document completion of project resettlement and compensation that are still pending, including for all permanent and temporary losses; and
- Evaluate whether all PAPs have been compensated in accordance with the requirements of the RAP and that PAPs have better living conditions and livelihoods.

Instrument of monitoring will include the following:

- Questionnaires with data stored in a database for comparative analysis (before-after and with-without);
- Documentation and recording of PAPs situation, including subsequent uses of assets and any improvements;
- Relocation/resettlement and compensation reports, including status of land impacts;
- Percentage of individuals selecting cash or a combination of cash and in-kind compensation; and
- Proposed use of payments.

13.3 Independent Impact Evaluation

The Project will engage a Local Consultant to undertake an independent monitoring and evaluation of the RPF and RAP implemented under the Project. Independent Impact Evaluation (IIE) will be done annually. The IIE will determine if:

- All subprojects have been screened for Environmental and Social Risks;
- The right safeguard instruments have been prepared for subprojects that trigger involuntary restatement;
- Compensation payments have been completed in a satisfactory manner;
- There are improvements in the livelihoods and well-being of PAPs; and
- Grievances or conflicts emanating from the Project have been successfully resolved.

Several indicators will be used (as applicable) to measure these impacts, which include, among others:

- A comparison of income levels before-and-after the RAP;
- Access to livelihoods resources and employment;
- Changes in standards of housing and living conditions;
- Number of grievances lodged and their status, time, and quality of resolution;

- Number of individuals and families to re-establish their pre-resettlement activities, in terms of other alternative incomes;
- Number of demolitions after giving notice, and
- Number of PAPs paid in a given period compared to what was planned.

13.4 Reporting

The monitoring unit will submit periodic reports in line with the project reporting requirements to the PIU and MESTI. The report will among others cover the status of compensation disbursement, nature of complaints, redress actions, and follow-ups. This report will form part of the PIU's regular and agreed report to the World Bank.

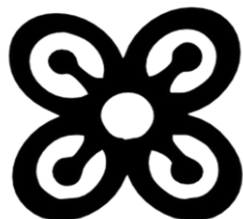
13.5 Completion Audit

An external resettlement completion audit will be conducted by a Local Consulting in accordance with the requirement of ESS5. This auditing will determine whether:

- Efforts to restore the livelihoods and living standards of the affected population have been successful;
- Livelihoods and living standards of the affected population meet or exceed those enjoyed prior to displacement, and if that is not the case, what additional measures, if any, are needed to help improve, or at least restore, livelihoods and standards; and
- All physical inputs committed in the resettlement plan have been delivered, and all agreed services have been provided.

14.0 BUDGET AND FUNDING ARRANGEMENTS

14.1 Indicative Budget



The indicative cost for preparing and implementing the RAP is estimated at two hundred and twenty-five thousand five hundred United States Dollars (USD 225,500.00). The RPF/RAP implementation budget is detailed below in Table 16.

Bese Saka (Sack of cola nuts): Affluence, Power, Abundance, Plenty, Togetherness, and Unity.

14.2 Arrangement for Funding for Resettlement

The budget would be developed for site-specific RAPs. The PIU through MESTI will request for compensation funding from the Ministry of Finance. No civil works activities will commence until compensation is duly paid to PAPs as required by ESS5.

Table 16. RPF Implementation Budget

Activity	Activity description	Quantity	Unit Cost (USD)	Total Cost (USD)
Training for Local & District safeguards focal persons on RPF and WB ESS5	Workshop	Lumpsum		40,000
Publication of disclosure notice of the RPF and RAP(s) on website of relevant institutions, in at least two widely circulated national newspapers	Websites and newspaper publications	Lumpsum		5,000
Awareness creation on local/community radios (for a period of three months)		Lumpsum		10,000
Preparation of site-specific RAPs		Part of subproject cost		
Internal Monitoring of RAP Implementation	Per project monitoring and reporting requirements			
External/Independent RAP Implementation monitoring and evaluation		Lump sum		60,000
Completion Audit		Lump sum		40,000
Formation and training of community RAP grievance committees and GM awareness		Lump sum		50,000
Subtotal				205,000
Contingency (10 percent)				20,500
Total				225,500

REFERENCES

Ghana Statistical Service (2018) Ghana Living Standards Survey Round 7 (GLSS 7) Poverty Trends in Ghana (2005 – 2017)

Ghana Statistical Service (2021) Ghana 2021 Population and Housing Census, General Report Volume 3A—Population of Regions and Districts

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Ghana Statistical Service (2021) Ghana 2021 Population and Housing Census, General Report Volume 3C—Background Characteristics

Ghana Statistical Service (2021) Ghana 2021 Population and Housing Census, General Report Volume 3D—Literacy and Education

Ghana Statistical Service (2021) Ghana 2021 Population and Housing Census, General Report Volume 3E—Economic Activity

Ghana Statistical Service (2021) Ghana 2021 Population and Housing Census, General Report Volume 3F—Difficulty in Performing Activities

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Amlalo (2006): The protection, management, and development of marine and coastal environment of Ghana

Gordon C. and Ayivor J.S. (2003): Report on the African Regional Workshop on the Sustainable Management of Mangrove Forest Ecosystems.

The Constitution of the Republic of Ghana (1992): Article 37(3); Article 39(6); Article 41(k); Article 268 and Article 269.

Third World Network Africa (2017): *Towards Optimal Exploitation of Salt in Keta Lagoon Basin in Ghana.*

ANNEXES

Annex 1: Screening Checklists for Identifying Cases of Involuntary Resettlement

SCREENING CHECKLIST FOR IDENTIFYING CASES OF INVOLUNTARY RESETTLEMENT			
A. DETAILS OF PERSON DESIGNATED TO COMPLETE THE FORM			
1. Name: _____			
2. Contact Details			
a. Street Address _____			
b. Ghana Post Digital Address _____			
c. Email _____			
d. Mobile Phone _____			
3. Position/Institution: _____			
4. Completion Date (DD-MM-YYYY): _____			
5. Signature: _____			
B. DESCRIPTION OF PROJECT/SUBPROJECT			
1. Name of project: _____			
2. Name of project execution unit/organisation: _____			
3. Type of Subproject/Project: _____			
4. Approximate size of the project/subproject in land area: _____			
5. Location of the Project:			
a. Region: _____			
b. District: _____			
c. Town/Community: _____			
C. ENVIRONMENTAL AND SOCIAL IMPACT CHECKLIST			
<i>Please complete the checklist by selecting the applicable response:</i>			
Question	Yes	No	Comments
Will the subproject lead to permanent acquisition of the land?			
Will the subproject lead to temporary occupation of the land or use of the land for a limited time frame?			
Based on available sources, consultations with local community or observation, could the project alter any cultural heritage site?			<i>Describe the potential effect</i>
Will the project result in physical displacement of people?			
Will the project result in the permanent removal or damage or demolition of structures or buildings?			
If yes, what is the estimated number of structures or buildings that will be affected			
Will the project result in the temporary removal or relocation of structures?			
If yes, what is the estimated number of structures or buildings that will be relocated			
Will the project affect or block access to homes, organisations, farms, forest, or any assets in general?			

SCREENING CHECKLIST FOR IDENTIFYING CASES OF INVOLUNTARY RESETTLEMENT			
Will the project result in the permanent or temporary loss or damage to cash crops, tree crops, fruit plantation, or any economic trees?			
Will the project result in the loss of income of affected farmer or business person?			
Will the project affect farmlands that have been cleared but not cultivated?			
How many persons will be impacted by the project?			

D. PROPOSED ACTIONS OR DECISIONS RULES

1. If the answer to all the above is NO, there is no, the project can commence without resort to the RPF
2. If the answers to all the above is NO with the exception of permanent land acquisition and/or temporary land occupation, the requirements of the RPF should be followed to address compensations.
3. If there is permanent land acquisition or temporary land occupation or if there is no land acquisition but one or more of the other questions resulted in a YES response, further action is required. The number of affected persons need to be investigated further to determine which resettlement instrument to be prepared in line with the RPF to address the resettlement and compensation related issues.
4. Actions to address compensation issues include:
 - a. The preparation of the RAP will involve the following key activities:
 - i. Consultation with subproject stakeholders.
 - ii. Census of Affected Persons and Assets or Socioeconomic baseline to identify the persons, assets, livelihood that will be affected by the subproject. This will be used to operationalise the eligibility criteria.
 - iii. Valuation of land or affected properties.
 - iv. Development of RAP report.
 - v. Consultation and disclosure of the RAP documents.
 - vi. Compensation payment.
 - vii. Seek approval of RAP from the World Bank prior to commencement of resettlement activities. Resettlement activities must be completed before specific subproject activities—field works or civil works—commences.

E. COMMENTS BY THE PERSON FILLING THE FORM

SCREENING CHECKLIST FOR IDENTIFYING CASES OF INVOLUNTARY RESETTLEMENT

F. COMMENTS BY THE WACA SOCIAL SAFEGUARD SPECIALIST OR PIU/MESTI

(The PIU/MESTI should sign off this form and attach a copy to the project proposal)

Name:

Date:

Signature:

Annex 2A: Stakeholder Consultation List

List of Community Engagement Respondents in the Greater Accra Region

Location	Category of Respondents/ Location	Name	Gender	Position in the Community
Kokrobite	Assembly member	Rockson Allotey	Male	Assemblyman
	Opinion Leaders	Nii Adotei Akwei (IV)	Male	Chief Fisherman
		Nii Saka Addo	Male	Ass. Chief Fisherman
		Supi Kojo (III)	Male	Clan Head
		Odoolai Odoi	Male	
		Akweite Ahene	Male	
		Rebecca Obrigya	Female	
		Elisabeth Aboyaano	Female	
	Canoe Owners	Daniel Odaakoi Lamtey	Male	
		Onolai Lartey	Male	
		Joshua Barno	Male	
		John Amanor	Male	
		Daniel Akaa	Male	
		Benjamin Ackaah	Male	
	Fish Mongers	Omahene Ansah	Female	
		Rebecca Obrigya	Female	
Auntie Vida		Female		
Elizabeth Aboyaano		Female		
Tsokome	Assembly Members	Bright Abayatey	Male	Assemblyman
	Opinion Leaders	Nii Tetteh Adamah	Male	Chief Fisherman
		Ebenezer Lankwei Aryee	Male	
	Youth Groups	Consider Hunya	Male	
		Gideon Hunya	Male	
		Terry Defor	Male	
	Fish Mongers	Daaviga Patience Vinyo	Female	
		Divine Agbenyo	Male	
		Mary Agbamepey	Female	
		Mary Dedzo	Female	
		Cecilia Sekyi	Female	
		Vida Suso	Female	
		Dangoe Dogbakye	Female	
		Gladys Abayatey	Female	
		Elizabeth Abayatey	Female	
		Rebecca Abbey	Female	
	Petty Traders	Naomi Agbashie	Female	
		Elizabeth Glakpe	Female	
		Moses Agbolomey	Male	
	Sarah Abbey	Female		
Gbegbeyese	Assembly member	Charles Owusu Afriyie	Male	
	Youth Groups	Ernestina Debrah	Female	
		Johnson Ahorlu	Male	
		Richard Korankye	Male	
	Petty traders	Isha Donkor	Female	
		Fatima Abovor	Female	
		Regina Lamptey	Female	

Location	Category of Respondents/ Location	Name	Gender	Position in the Community
		Augustina Otoo	Female	
		Daavi	Female	
		Faustina Frimpomaa	Female	
	Fish Mongers	Regina Otoo	Female	
		Gertrude Quaye	Female	
		Mary Aryee	Female	
		Bridget Mensah	Female	
Chemuen a	Opinion Leaders	Nii Gbortsui	Male	Chief Fisherman
		Teik Armah	Male	
		Lumor Tetteh Armh	Male	
old Fada ma	Community members	Kwame Mensah	Male	
		Robert Kweku Takyi	Male	
		Regina Osei	Female	
Korle Gomno		Nii Ashikwei	Male	
		Ishmael Akrong	Male	
		Emmanuel Appiah	Male	
Canoe Owners	Nii Ablorh	Male		
	Atta Quaye	Male		
Shriabu	Assembly member	Hon. Jean-MacDaniel	Male	Assembly man
	Unit Committee Members	Nathaniel Mensah	Male	
		Daniel Adjaye	Male	
		Elijah Otoo	Male	
	Community members	Naa Shasha	Female	
		Goeogina Nuunu	Female	
		Kwame Otu	Male	
		Anatu Tswei	Male	
Frank Nii Baah	Male			
Ablekuma West	Priscilla Lomotey	Female		
Ablekuma South	Bernice Akosua	Female	Community Development Planning officer	
	Mrs Angela S. Tahiru	Female	District Cleaning Officer	

List of Community Engagement Respondents in the Volta Region

Location	Category of Respondents/ Location	Name	Position in the Community	Gender
Vodza	Opinion leader	Victor Dzokoto	Spokesperson to Chief Fisherman	Male
	Fisherman	David Tagbor		Male
Afiadenyigba	Opinion leader	Torgbui Kadzahlo IV	Chief	Male
		Hon. Ametsimey Ameteme	Assemblyman	Male
		Hon. Kekeli Nunekpeku	Assemblyman	Male
	Fisherman	Kwame Gomado		Male
		Fo Dekka		Male
Kedzi-Havedzi	Assembly member	Hon. Raphael Normegbor	Assembly man	Male
	Unit Committee Member	Edem Cudjoe		Male
Keta	Forestry Commission	Mr Lawrence Tetteh-Ocloo	Head of Wildlife Division, Keta	Male
		Hope Honu		Male
		Francis Osekre		Male
		Seth Mensah		Male
	North Anlo Traditional Area	Mr Wilson Bonuedi	Presiding member	Male
Dzelukope		Hon Ruby Adukpo	Assemblywoman	Female

List of Institutions Consulted

Name of Institution	Name of Contact	Date
Ministries, Departments, and Agencies (MDAs)		
Forestry Commission (FC)	Dickson Agyeman	22-Mar-22
Land Use and Spatial Planning Authority (LUSPA)	Celestina Deku	22-Mar-22
National Development Planning Commission (NDPC)	Dr Winfred Nelson	23-Mar-22
Environmental Protection Agency	Peace Dziedzom Gbeckor-Kove	23-Mar-22
The Coastal Development Authority (CODA)	Michael Obeng Konadu	23-Mar-22
Lands Commission (LC)	Jones ofori-Boadu	23-Mar-22
National Disaster Management Organisation (NADMO)	Ernest Kusi-Duah	24-Mar-22
National Council for Persons with Disabilities (NCPD)	Esther Akua Gyamfi	24-Mar-22
National Council for Persons with Disabilities (NCPD)	Irene Asamoah	24-Mar-22
Petroleum Commission (PC)	Kweku Boateng	24-Mar-22
Ministry of Fisheries and Aquaculture Development (MOFAD)	Doris Yeboah	25-Mar-22
Fisheries Commission	Doris Yeboah	25-Mar-22
Ministry of Lands and Natural Resources (MLNR)	Daniel Nsowah	25-Mar-22
GARID and Ministry of Works and Housing (MWH)	Romeo Adomah-Darteh	12-Apr-22
Ministry of Gender Children and Social Protection (MoGCSP)	Felix Logah	25-Mar-22
Ministry of Gender Children and Social Protection (MoGCSP)	Amenuveve Adrakpanya	25-Mar-22
Metropolitan, Municipal, and District Assemblies (MMDAs)		
Keta Municipal Assembly	Hon Samuel Dotse	22-Mar-22
Ablekuma West Municipal Assembly	Priscilla Lomotey	22-Mar-22
Associations/Community Society Organisations/Non-Governmental Organisations		
Hen Mpoano (Our Coast)	Kofi Agbogah	22-Mar-22
Development Action Association (DAA)	Lydia Sasu	22-Mar-22
Invest International	Ing. Richard Sedafor	23-Mar-22
Central and Western Fishmongers Improvement Association (CEFEWIA)	Victoria Koomson	23-Mar-22
Central and Western Fishmongers Improvement Association (CEFEWIA)	Nicholas Smith	23-Mar-22
Development Institute (DI)	Ken Kinney	24-Mar-22
Voice Ghana (Keta, Ho)	Francis Ansong	25-Mar-22

Name of Institution	Name of Contact	Date
National Fisheries Association of Ghana (NAFAG)	Daniel Yaw Owusu	30-Mar-22
Ghana Federation of Disability Organisations	Rita Kusi Kyeremaa	30-Mar-22
Ghana Federation of Disability Organisations	Moses Fordjour	30-Mar-22
Ghana National Association of the Deaf	Juventus Duorinaah	30-Mar-22
Ghana National Association of the Deaf	George Pinto	30-Mar-22
Inclusion Ghana	Auberon Jeleel Odoom	30-Mar-22
National Premix Committee	Jacob Ageke	11-Apr-22
National Inland Canoe Fishermen Council	Jacob Ageke	11-Apr-22

Annex 2B: Stakeholder Consultation Pictures







Annex 3: Sample Asset Valuation Survey Form

FRAMEWORK FOR THE CENSUS OF AFFECTED ASSETS AND AFFECTED PEOPLE		
A. AFFECTED PLOT OR LAND SHEET		
1. Reference/GPS Coordinates:		
2. Location:		
a. Region: _____		
b. District: _____		
c. Town/Community: _____		
3. Surface Description		
a. Description of Soil: _____		
b. Description of Crops		
	Type of Crops	Name of Owner
Perennial Crops	1.	
	2.	
Annual Crops	1.	
	2.	
Trees:	1.	
	2.	
c. Structures: Owner: _____		
d. Channels: Owner: _____		
e. Anti-erosive structures: Owner: _____		
f. Buildings: Owner: _____		
4. Users:		
a. User 1: Surface Used:		Regime of tenure:
b. User 2: Surface Used:		Regime of tenure:
c. User 3: Surface Used:		Regime of tenure:
d. User 4: Surface Used:		Regime of tenure:
5. Valuation proposal (details of calculation on attached sheet):		
a. Crops		
b. Structures		
6. Proposed distribution of compensation		
a. User 1:		
b. User 2:		
c. User 3:		
d. User 4:		
Date:		
Prepared by:		

FRAMEWORK FOR THE CENSUS OF AFFECTED ASSETS AND AFFECTED PEOPLE

B. AFFECTED BUILDING SHEET

1. Reference/ GPS Coordinates/ Photograph Number:
2. Location:
 - a. Region:
 - b. District:
 - c. Community/Town
3. Description:
 - a. Permanent Non-Permanent
 - b. Surface: Number of rooms:
 - c. Walls: Material condition:
 - d. Roof: Material condition:
 - e. Floor: Material condition:
 - f. Annexes Outside: Latrine: Bathroom: Kitchen: Others:
 - g. Additional features:
 - h. Permanently inhabited: By: Regime of occupation:
 - i. Periodically inhabited: By: Regime of occupation:
4. Valuation proposal (details of calculation on attached sheet):
5. Proposed distribution of compensation:
 - a. User 1:
 - b. User 2:
 - c. User 3:
 - d. User 4:

Date:

Prepared by:

C. AFFECTED HOUSEHOLD SHEET

1. Household Reference:
2. Location:
 - a. Region:
 - b. District:
 - c. Community/Town
3. Photograph number for each household member:
4. Household Information:
 - a. Household Head:
 - i. Name:
 - ii. Age:
 - iii. Sex
 - b. Household Members

Number	Name	Relationship with Household Head	Sex	Age

Annex 4: Compensation Claim and Commitment Form

COMPENSATION CLAIM AND COMMITMENT FORM

Affected Person Information:

1. Name of Claimant: _____
2. Sex: _____
3. Age: _____
4. Name of representative/ contact person: _____
5. Region: _____ Town: _____ Community/Town: _____
6. Affected Property: _____
7. Total compensation due

Affected Property value (GHS)	Disturbance (GHS)	Livelihood Assistance (GHS)	Other Supplementary Assistance as necessary (GHS)	Total Compensation (GHS)

Compensation Payment Commitment:

I, having received the above total compensation amount for the land required/structures/crops at the project site in question on (i.e., date of compensation payment), have agreed in principle to vacate or release the said land(s), for which compensation has been paid for the crops/structures/land thereon, on (agreed date when PAP should vacate or release the land).

Signature or thumbprint of claimant/recipient: Date:

Name of Administrator (MESTI/Project Representative):

Signature of Administrator: Date:

Contact of Administrator:

Name of Witness:

Signature of Witness:

Contact of Witness:

Annex 5: Annotated Outline – Resettlement Action Plan (RAP)

1. Description of the subproject and its potential land impacts
 - 1.1 General description of the project and identification of the project area
 - 1.2 Potential impacts. Identification of
 - 1.2.1 Project component or activities that give rise to resettlement
 - 1.2.2 Zone of impact of such component or activities
 - 1.2.3 Alternatives considered to avoid or minimise resettlement
 - 1.2.4 Mechanisms established to minimise resettlement, to the extent possible, during project implementation
- 2 Objectives. The main objectives of the resettlement program
- 3 Socio-economic studies and census affected assets and affected livelihoods. The findings of socioeconomic studies and census to be conducted with the involvement of potentially displaced people include:
 - 3.1 Standard characteristics of displaced households, including a description of production systems, labour, and household organisation; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population.
 - 3.2 The magnitude of the expected loss—total or partial—assets, and the extent of displacement, physical or economic.
 - 3.3 Information on vulnerable groups or persons as provided for in ESS 5
 - 3.4 Provisions to update information on the displaced people’s livelihoods and standards of living at regular intervals so that the latest information is available at the time of their displacement.
 - 3.5 Other studies describing the following:
 - 3.5.1 Land tenure and transfer systems, including an inventory of common property natural resources from which people deliver their livelihoods and sustenance, non-title-based usufruct systems (including fishing, or use of forest areas) governed by local recognised land allocation mechanism, and any issues raised by different tenure systems in the project area.
 - 3.5.2 The patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project.
 - 3.5.3 Public infrastructure and social services that will be affected.
 - 3.5.4 Social and cultural characteristics of displaced communities, including a description of formal and informal institutions (e.g., community organisations, ritual groups, non-governmental organisations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.
- 4 Legal and Institutional Framework.
 - 4.1 Summary of the information included in this RPF
 - 4.2 Local legal specificities if any
 - 4.3 Local institutional specificities, if any
 - 4.3.1 Identification of agencies locally responsible for resettlement activities and NGOs that may have a role in project implementation.
 - 4.3.2 Assessment of the institutional capacity of such agencies and NGOs
- 5 Eligibility and entitlements. Based on the definitions and categorisation in this RPF (see entitlement matrix), definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cut-off dates.
- 6 Valuation of and compensation for losses. The methodology to be used in valuing losses to determine their replacement cost; and a description of the proposed types and levels of compensation under local law and such supplementary measures as are necessary to achieve replacement cost for lost assets.
- 7 Resettlement measures:
 - 7.1 Description of the packages of compensation and other resettlement measures that will assist each category of eligible displaced persons to achieve the objectives of the policy (see WB requirements in ESS 5).
 - 7.2 Site selection, site preparation, and relocation. Alternative relocation sites considered and explanation of those selected provided.
 - 7.3 Legal arrangements for regularising tenure and transferring titles to resettlers.
 - 7.4 Housing, infrastructure, and social services.
 - 7.5 Environmental protection and management.

- 7.6 Community participation. Involvement of resettlers and host communities.
- 7.7 Integration with host populations. Measures to mitigate the impact of resettlement on any host communities.
- 7.8 Specific assistance measures intended for vulnerable people, to be identified.
- 8 Grievance procedures. Based on the principal mechanisms described in this RPF, description of affordable and accessible procedures for third-party settlement of disputes arising from resettlement; such grievance mechanisms should consider the availability of judicial recourse and community and traditional dispute settlement mechanisms.
- 9 Organisational responsibilities. The organisational framework for implementing resettlement, including identification of agencies responsible for delivery of resettlement measures and provision of services; arrangements to ensure appropriate coordination between agencies and jurisdictions involved in implementation; and any measures (including technical assistance) needed to strengthen the implementing agencies' capacity to design and carry out resettlement activities; provisions for the transfer to local authorities or resettlers themselves of responsibility for managing facilities and services provided under the project and for transferring other such responsibilities from the resettlement implementing agencies, when appropriate.
- 10 Implementation schedule. Based on the template presented in the RPF, present an implementation schedule covering all resettlement activities from preparation through implementation, including target dates for the achievement of expected benefits to resettlers and hosts and terminating the various forms of assistance. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.
- 11 Costs and budget. Tables showing itemised cost estimates for all resettlement activities (see Section 13 of this RPF), including special assistance to vulnerable persons and other contingencies.
- 12 Monitoring and evaluation. Arrangements for monitoring of resettlement activities by the implementing agency, supplemented by independent monitors as considered appropriate by the Bank, to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of the impact of resettlement for a reasonable period after all resettlement and related development activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.
- 13 Annexures to the RAP:
 - 13.1 Annex 1: Details of all PAPs with name, ID, and type of loss (quantified)
 - 13.2 Annex 2: Consultation details
 - 13.3 Annex 3: Complaint form customised for the RAP

Annex 6: Model Complaint Registration and Resolution Form (GRM)

A. COMPLAINT

Name (Complainant):

ID Number (PAPs ID number if any):

Contact Information (house number/mobile phone)

Nature of Grievance or Complaint:

Details of Grievance:

.....

.....

.....

Name of Recipient:

Signature:..... Date:

Name (Filer):

Signature..... Date.....

Relationship to Complainant (if different from Complainant):

B. RESOLUTION

Review/Resolution Level: Level 1 Level 2 Level 3 Level 4

Date of Conciliation Session:

Was Filer/Complainant Present? Yes No

Was field verification of complaint conducted? Yes No

Findings of field investigation.....
.....

Summary of Conciliation Session Discussion.....

Issues.....
.....

Was agreement reached on the issues? Yes No

If agreement was reached, provide the details of the agreement.....
.....

If agreement was not reached, specify the points of disagreement.....
.....
.....

Signed (Conciliator): Signed (Filer/Complainant):

Signed (Independent Observer):

Date:

C. IMPLEMENTATION OF AGREEMENT

Date of implementation:

Feedback from Filer/Complainant: Satisfied Not Satisfied

If satisfied,

Signature..... Date:

(Filer/Complainant) (Mediator)

Signature..... Date:

(Mediator)

If not satisfied, recommendation/way forward

.....
.....
.....
.....

Signature..... Date:

(Filer/Complainant) (Mediator)

Signature..... Date:
(Mediator)