

Book of Abstracts



LANDac International Conference on Land
Governance for Equitable and Sustainable
Development
“Linking the Rural and the Urban”

30 June – 1 July, 2016
Utrecht, The Netherlands

Contents

Key note speakers	1
Panels	3
A. Megacities.....	3
B. Emerging cities & rural urbanisation	6
C. Infrastructure development (triple session).....	8
D. Peri-urban dynamics	16
E. Rural and Urban Land Conflicts in Africa	21
F. Violent urbanisation.....	24
G. Urban elites and property relations.....	28
H. Changing landscapes and livelihoods	30
I. Food security.....	33
J. Climate change and property rights	36
K. Land administration and smart solutions (Part I): Fit for Purpose	39
L. Land administration and smart solutions (Part II)	41
M. Land governance: The case of Indonesia.....	43
Policy and practice sessions	46
N. Expert Round Table: On the road to Habitat III – the New Urban Agenda.....	46
O. The Human Cities Coalition: Forming coalitions of the willing – the potential applicability of the HCC approach.....	46
P. VGGT, SDGs and Habitat III	47
Q. Communal land rights and collective action.....	53

Key note speakers

Professor Harvey M. Jacobs

Professor, University of Wisconsin – Madison, United States

Harvey M. Jacobs is a Professor at the University of Wisconsin – Madison in the United States, in both the Department of Urban and Regional Planning and the Gaylord Nelson Institute for Environmental Studies. His areas of expertise include the theory, philosophy and public policy of land use and environmental management, peri-urban land management and urban sprawl, and the institutions which societies develop to manage property rights – in particular he is interested in the human rights issues of land ownership, especially in developing countries and in slums in mega-cities. Professor Jacobs has worked and lectured all over the world, including in Albania, Canada, France, Italy, Kenya, Norway, The Netherlands, Poland, Spain, South Africa, Taiwan and Zimbabwe.

João Carrilho

Former Vice-Minister of Agriculture and consultant on land, Mozambique

Roberto Rocco

Senior Assistant Professor, Delft University of Technology, the Netherlands

Roberto Rocco is an Assistant Professor in the Section of Spatial Planning and Strategy of the Faculty of Architecture at TU Delft. He specialises in regional and strategic planning and in tools for urban governance. In particular his research is focussed on understanding and achieving spatial justice – the promotion of access to public goods, basic services, culture, economic opportunity and healthy environments – through fair and inclusive urban planning and management. Born in Sao Paulo, Brazil, Roberto studied both in Canada and in his home country before pursuing his doctoral degree in Delft, where he has been Assistant Professor since 2007.

Malovika Pawar

Indian Administrative Service and Utrecht University

Paulius Kulikausas,

Chief, Office for Europe and European Institutions, UN-Habitat, Brussels

Theo de Jager

President of the Pan-African Farmers' Organisation (PAFO), South Africa

Dr Theo de Jager has been deeply involved with his country's ongoing land reform and has much specialist knowledge on agricultural transformation both in South Africa and in the rest of the continent. Currently the President of the Pan-African Farmers' Organisation, he has previously served in several of South Africa's largest and most influential farmers' unions, helping farmers make

their voices heard in the face of globalisation by engaging in national and international dialogues. Theo has farmed in the Tzaneen District of South Africa since 1997.

Oumar Sylla

Global Land Tool Network (GLTN), UN-Habitat

Oumar Sylla has rich academic and practical experience in land, natural resources, conflict resolution, urban development and planning, urban safety and security, slum upgrading and regional cooperation. He has recently joined UN-Habitat's Global Land Tool Network (GLTN) as Unit Leader, where he will front efforts advocating for the incorporation of land governance into the urban agenda and continue to work towards improving tenure security for vulnerable populations. Prior to this appointment, Oumar coordinated a programme designed to strengthen the capacity of countries in the Great Lakes Region to address land and property issue, and has also worked on land issues in a peace building capacity in the DRC and South Sudan.

Panels

A. Megacities

Chair: Ore Fika, Institute for Housing and Urban Development Studies (IHS) Rotterdam

Thursday 30 June 13.30 – 15.00 Oranjezaal

Informal Settlements in Environmentally Hazardous Areas of Kindondoni Municipality in Dar Es Salaam, Tanzania.

Agustina Soledad Alvarez , University of Leiden, the Netherlands

agustina_alvarez@gmx.at

The paper tries to illustrate, investigate and analyse the inability of existing formal urban planning policies to cope with the pace of urban growth in Dar es Salaam, Tanzania's largest and fastest growing city. A critical point was reached in mid-December 2015, when, in order to tackle informal settlement and allegedly offer all Tanzanian citizens a safe and secure shelter, the Government decided (and began) to demolish 8,000 households along the Msimbazi River flood plain, in the Kinondoni Mkwajuni Municipality, leaving thousands of residents homeless and fuelling public protests. The growth of new informal settlements and the expansion of existing ones has in fact resulted in encroachment onto environmentally sensitive land, including flood prone areas. This not only aggravates the vulnerability of such unplanned settlements, subject to poor infrastructure (such as barriers or flood defence), but has also devastating effects on citizens whose shelters are increasingly susceptible to the damage caused by heavy rains and other climate related activities. The increasing house density has also repercussions on the (already poor) sanitation situation, which does not reflect an appropriate disposal and collection of solid waste and which resulted in a cholera epidemic that is currently causing several deaths among the urban dwellers. Given this background, the Government, through the Kinondoni Municipal Council, the National Environment Management Council (NEMC) and the Ministry of Lands, Housing and Human Settlement Development, pulled down more than 300 houses, claiming that people had been forewarned and given two weeks, as well as some financial compensation, to find alternatives accommodation. The intention of this essay is to shed light on this controversial issue, evoking violations of human rights on one side, while intending to save residents' lives on the other.

Spaces of transformation: Land use Changes and Urban Developments in the agglomeration of greater Khartoum, Sudan.

Griet Steel (presenter), Utrecht University, the Netherlands, Ahmed H. I. Elfaig and Shiraz Osman Salih, IARA Institute for Anthropological Research in Africa, KU Leuven, Belgium

g.steel@uu.nl

Khartoum is on one of the biggest and fastest growing metropolises across the African continent, with an estimated population in the range of six to seven million inhabitants. Major city expansion

occurred due to large migration inflows, high rates of population growth, abundance of flat land, socio-cultural reasons and land grabbing activities from Arab countries. Drawn upon elaborated plans to make Khartoum “Dubai on the Nile”, the city has attracted several waves of Gulf-based real estate investments to central Khartoum as well as to peripheral areas of the capital, by for instance investing in gated residential communities such as El Yasmine and Araak city on the road to Wad Medani. The main objective of the paper is to study and analyse the changes in land use as well as the indicators of the urban development of Khartoum city during the last thirty years. The empirical analysis draws on multi-temporal satellite images in combination with field research and secondary sources. The general argument of the paper is that the residential and industrial areas increased tremendously at the expense of forests, open space and area covered by water. These land transformations in combination with other urban development's introducing new uses and users to Khartoum's landscape have created new urban connections and exclusions by expelling the poor urban dwellers to less attractive areas of the city. Drawing on this particular case study of urban transformations in Khartoum the paper will contribute to broader academic debates on the ambivalent implications of globalization for urbanization and socio-economic inequality in cities in the global South.

Key words: urban transformations, Khartoum, land-use, urban development, urban expansions

Transforming Urban South Africa *En Masse*? An Exploration of the New ‘Mega Settlements/Projects’ in the Gauteng Province, South Africa

Mark Oranje (presenter), Sanell Venter & Riana du Plessis, University of Pretoria, South Africa

mark.oranje@up.ac.za

The past decade has seen the planning for and construction of a series of almost completely self-sufficient, private sector-initiated and financed, mega settlements targeting primarily middle to higher income groups in the Gauteng Province, the economic powerhouse and most urbanized province of South Africa. These developments, while hailed by some for their economic trigger and job creation impacts, have been widely critiqued for their exclusionary nature, notably by progressive researchers and commentators on post-Apartheid urban South Africa.

Roughly two years ago, the Gauteng Provincial Government and the National Department of Human Settlements revealed a proposal for a new type of State-driven settlement called ‘mega cities/projects’. These new settlements of 15 000-plus housing units, which are to be primarily developed by the State in partnership with the private sector, will include a broad range of housing types, including government-subsidized units, semi-state funded housing, rental units and serviced stands for privately built housing. In terms of spatial economics, these settlements are to be developed either (1) close to existing areas of economic activity, or (2) as new stand-alone economic hubs through the inclusion of stands for business, retail and light industrial uses in their layouts. Hailed by some as mixed-use, inclusionary models for post-Apartheid human settlement development, these proposed new settlements have also been strongly critiqued, notably for their peripheral locations and lack of viable economic bases.

In this paper, the authors critically explore both sets of mega settlement concepts, focusing on (1) the assumptions and assertions made by their proponents, (2) the social, economic and spatial

rationales on which they are based, and (3) the critiques directed at them. The core research question being *to what extent these mega settlements are contributing or detracting from the pursuit of a more just, more inclusive and more resilient urban South Africa.*

The Concept of Inclusive Densification: Upscaling Affordable & Green Housing

Tom van Geest, Andries Geerse & Robert Lautenbach (presenter), WeLoveTheCity by

tom@welovethecity.eu

Densification is a must; inclusivity is the challenge. Let's focus on South Africa. There the current housing backlog is an astonishing 2.300.000 homes—and growing. In Buffalo City Metropolitan Area, the backlog is 40.000 homes, while only 2.000-3.000 units are in the pipeline. Although South Africa has produced over 2.700.000 homes through its Reconstruction & Development Programme, more people live in shacks now than in Apartheid times.

Due to Apartheid planning, the density in South Africa cities is very low: average 10 units/hectare. If Buffalo City extends at this density, it will take more than 4.000 hectares while destroying valuable agriculture land in the periphery. In the case of Buffalo City, we propose a density of 95 units/hectare. For 40.000 homes that translates into a little over 400 hectares. Yet few professionals and politicians are promoting a higher density. The majority of the planning scene is in fact anti urban, even though the urban -based on a higher density- has an incredible set of advantages.

- Higher economic growth
- Low carbon development
- Jobs closer to home
- Cultural exchange of ideas
- Food security nearby cities
- Preservation of natural resources
- Efficient energy use
- Critical mass for public transport
- Cost-effective bulk infrastructure
- Affordable housing

For these reasons, we conclude that as the fundamental starting point, densification is a must. It doesn't stop there though, as densification is not a guarantee for a fair city. Densification must always be paired with Inclusivity. Based on our experience in affordable housing production in Camdeboo, a medium-size city in South Africa, we operationalized the concept of **Inclusive Densification** for Buffalo City based on five key components:

1. Affordable <500.000 ZAR: Inclusive densification delivers affordable housing between ZAR 350.000 to 500.000 that serves low and low-middle income residents, like factory workers and teachers.
2. Long-term value: Inclusive densification guarantees that also low and low-middle income residents can profit from a sustainable property value increase in the long term.
3. Socio-cultural sensitivity: Inclusive densification recognizes social-cultural differences and offers residents a variety of housing that matches their age, cultural background and lifestyle.
4. Well-located sites: Inclusive densification offers low-carbon, efficient and affordable bulk infrastructure and transportation that enables residents to have a healthy, happy and productive life.

5. Choice & design: Inclusive densification provides choices in tenure, typology and architecture, resulting in well-designed housing products for all income levels.

Informal housing in Chinese cities

Li Sun, TU Delft

L.Sun-1@tudelft.nl

With the rising housing prices in Chinese cities, an increasing number of low income groups is interested in purchasing informal housing, which accounts for one third of total housing stock in Chinese cities. This type of housings cannot be granted legal titling because it was built on the rural collectively owned land instead of state owned land. There are three main factors underlying its prevalence: i) the increasing demand for housing in cities, ii) the affordability of informal housing relative to formal commercial housing, and iii) the lack of social housing provision in China. The main dwellers of informal housing are urban low income groups and migrant workers.

Such informal housing is socially accepted on the ground because it serves a certain crucial function for social actors, that is, it fulfills the demand for affordable and decent housing by low income groups, such as migrant workers. In Chinese cities, a large number of migrant workers are longing to have a “home” in cities. However, they cannot afford to purchase the formal commercial housing and informal housing is the optimal option. Informal housing enjoys a high degree of de facto property rights in China. After purchasing such housing, its dwellers regard it as a social asset instead of commodities for further transaction. Therefore, informal housing plays a role of non-state welfare and grants low income groups’ rights to housing in Chinese cities.

B. Emerging cities & rural urbanisation

Chair: Griet Steel, Utrecht University

Thursday 30 June 15.30 – 17.00 Oranjezaal

Analysing urban growth in Mozambican cities: the influencing factors of urbanization and their impact on the urban form

Els Keunen and Carolina Lunetta, Institute for Housing and Urban Development Studies, Rotterdam, the Netherlands

keunen@ihs.nl

carolina.lunetta@ihs.nl

Cities in Mozambique are expanding rapidly, with annual population increases of over 3% not being an exception. This growth takes place largely unplanned. Local governments, limited in capacities and resources, are incapable of accommodating urban dwellers growing by the millions in the next decades.

As part of a bigger research programme on the Future Cities Africa, the authors are currently undertaking an in-depth research for the urban expansion and compactness debate; a task assigned to the IHS by the Cities Alliance.

The outcomes of the research, which will be terminated at the end of May, will be presented with this paper. In the presentation the urban growth of two municipalities in the north of Mozambique will be analysed and explained. The cities of Nampula and Nacala serve here as case studies to identify main factors that have influenced the urban expansion in Mozambique since the creation of the current municipal structure in 1999.

The authors will gather evidence to respond to the following questions: Which are the dominant factors that have influenced urban expansion? What are their root causes and their interrelations and interdependencies? Who are the main stakeholders in this process?

Secondly, the authors will scrutinize spatial manifestations of urbanization and analyse the current urban form the cities have adopted during the last two decades.

The research will distinguish and further evaluate the prevailing attributes and patterns of the urban form of Nampula and Nacala and its impact on the shape of the cities. As a conclusion, the paper will assess what the forecasted continuity of urban sprawl and densification based on the dominant determinants identified.

New rural urban locations in Angola and Mozambique: border towns, mining towns and the urban sprawl

Cristina Udelsmann Rodrigues, Nordic Africa Institute, Uppsala, Sweden

cristina.udelsmann.rodrigues@nai.uu.se

The paper focuses on the identification of types of rural 'urbanisation' in Angola and in Mozambique, analysing their central features, commonalities and differences. The main argument is that state-led, large-scale and small-scale private-led urban growth lead to different types of urbanism in one hand and to different potential conditions for settlement and development. There are also different combinations that have effects on settlement and on the dynamism of the new emergent towns. Small-scale private actors contribute more to the growth and dynamism of border towns, of mining boomtowns and to the urban expansion to new peripheral 'frontiers'. Large-scale private investments are the chief drivers of urban settlement and growth of mining cities, of new suburbs and condominiums for the middle/upper classes. State has an important stake at some of these major private investments in real estate in the peripheries of both Angolan and Mozambican cities and of some large-scale mining projects. State is the leader in the building of new cities linked to the capital cities or to provincial capitals and in the construction of new resettlement neighbourhoods, all located in (so far) rural areas. In all these new urban rural locations, the conditions for settlement and urban growth are related to an expected continuation of the economic opportunities that initially motivated urban expansion. Also, in private-led type of emergent towns there are normally good infrastructural conditions while in 'spontaneous' type of settlements the main facilitators for settlement and growth are the good connections to trading and business networks. While in the later, precarious infrastructure constitutes the main push factor, in the newly planned and infrastructure urban location the disconnections to the urban network – even if temporary – are the

main negative conditions for settlement. This paper then identifies the sustainabilities and vulnerabilities in presence in these different situations, questioning the trends of planned and unplanned urbanism and its relation to development.

Land acquisitions, power games and challenges in the urbanization of two rural districts in Mozambique: Gurué and Marracuene

Uacitissa Mandamule, Rural Observatory, Mozambique

uacymanda@gmail.com

This study results from an empirical research in and around two new urban centres which are experiencing rapid urbanization in Mozambique, namely the small city of Gurué, in northern agricultural district of Gurué, and Marracuene, neighbouring Maputo, the capital city of the country. The paper argues that there is a process that is increasing dispossession of local communities and urban periphery communities of their lands, and the taking over by large companies, urban well-off dwellers (agribusiness, mining, oil and gas exploration) and by the State for infrastructures (bridges, highways, railways...) that require more land, both rural and urban. Depending on their revenues, natural resources, and the social and economic interests of the ruling political parties, territories can be resized, thereby giving rise to tensions between municipalities and local governments, and provoking new forms of land rights disputes in those territories where transformation takes place. The paper contributes to the understanding of what interests (political, economic and social) drive rapid urbanization and the expansion of investments in peri-urban and rural areas; what effects do this expansion have on spatial planning and peoples' lives; what forms of land uses emerge both in rural and urban areas, in the context of land acquisitions and large infrastructure investments; and what influence do the historical and political trajectory of these two districts have in their actual land use forms and power games configuration.

The study concludes that land use and management represents political, economic and social power relations within a society, in its different levels. Some laws and practices of monitoring and supervising land governance should balance the incentives to urbanization.

Key-words: Urbanization; Land use and management; Land acquisitions; Conflicts; Local power; Mozambique

C. Infrastructure development (triple session)

Chairs: Kei Otsuki, Murtah Read & Patrick Witte, Utrecht University

Friday 1 July 10.20 – 11.50 (Part I), 12.00 – 13.30 (Part II), 14.30 – 16.00 (Part III) Oranjezaal

Is China land grabbing in Africa?

Meine Pieter van Dijk, UNESCO-IHE Institute for Water Education, the Netherlands

m.vandijk@unesco-ihe.org

According to Africa Renewal (January 2013: 6) there are "opportunities and pitfalls in a rapidly expanding relationship" between China and Africa. It mentions China's land grabbing in Congo as debatable and an example of how collaboration in the field of land should not take place. In this overview study we distinguish between primary and secondary land use. In the first case the land is explicitly bought or rented for agricultural purposes for a long time. Examples concern Ethiopia and Zambia. In the last case the purpose is not agriculture but creating industrial development via special economic zones. According to FOCAC (2006) the Chinese government will set up several Economic and Trade Cooperation Zones in Africa and as we have seen in Ethiopia they require a lot of land and the process of nationalizing the land may lead to political unrest (for example in Ethiopia; Financial Times, January 2016). Given the sources where data can be found have improved substantially since my book on The new presence of China in Africa (Amsterdam University Press, 2009, where I left out the Chinese land grabbing in Africa because no good data were available) a lot has improved and allows a closer assessment of China's motives for being and its behaviour in Africa.

Land acquisition for infrastructure projects in post-conflict and fragile states: The case of Timor-Leste

Bernardo Almeida, Van Vollenhoven Institute for Law, Governance and Development, Leiden University, the Netherlands

bernardoribeirodealmeida@gmail.com

After centuries of Portuguese colonial rule and decades of Indonesian military occupation, the independence of Timor-Leste in 2002 bequeathed a chaotic state of land tenure and access to its nascent government. The creation of a formal land tenure system and the rebuilding of a public administration for effective land governance have been a daunting challenge: since independence, the few pieces of land-related legislation enacted in Timor-Leste have not solved elementary problems, such as clarifying the legal value of land titles issued by previous administrations, creating a land registry, and giving legal value to customary land rights. Formal land rights and tenure security in Timor-Leste remain unclear and problematic.

This scenario is now further complicated by infrastructure projects. As dependence on the international community reduces due to recent oil and gas revenues, modest infrastructure plans are becoming 'mega-projects' that ask basic, yet essential, questions: To whom belongs the land required for these projects? How can land rights be identified? Which are the limits of land acquisition by the state? The current legal framework gives no clear answer to these questions, and institutional weaknesses of the state administration further complicate land acquisitions.

This inquiry focuses on the implementers of these projects. In some cases, implementation is unilaterally managed by the government, while in others international organizations are involved. While international organizations tend to be restrained by safeguard mechanisms, state institutions have less-clear guidelines for, and limitations on, their actions.

By examining three case studies this paper demonstrates that, in an uncertain legal and institutional context such as the Timorese one, government's partnership with international donor organizations in land acquisition processes results in better outcomes for poor and disadvantaged

people affected by infrastructure projects. These better outcomes are the result of safeguards imposed internally on international organizations and externally on the partner governments.

Sustainable Blue Growth Infrastructure Development in a Green World: The Case of Saldanha Bay Industrial Development Zone, South Africa

Johan Spamer, International Institute of Social Science (ISS) Erasmus University Rotterdam, the Netherlands

spamer@iss.nl

Blue Growth or Blue Economy, is a development framework that simultaneously encourage social inclusion, environmental sustainability, strengthening of marine ecosystems (inclusive of onshore and offshore water usage), transparent governance as well as the sharing of economic growth and development opportunities for marginalize groups. This also implies investment into the development of mega-infrastructure in urban and rural areas. Saldanha Bay Industrial Development Zone (SBIDZ) is South Africa's first devoted Blue Economy cluster for oil and gas as well as marine repair services. This development is a prime example of linking rural and urban with the allocation of nearly 330ha of undeveloped land between two smaller towns as part of infrastructure development. Established as an inclusive Customs Control Area (CCA), this Freeport will be the incubator for Local Economic Development (LED). The paper highlights the impact on land availability, tenure, water resources and infrastructure development in this highly eco-sensitive lagoon area situated next to a coastal protected national park. Other important focal areas include the legislative framework, governance structures, spatial planning and the engagement with various local actors within a Free, Prior and Informal Consent (FPIC) context. The establishment of a forum to include previously disadvantage or marginalized groups together with SME-development initiatives underlines Blue Growth principles, but what does this imply for the habitat on a micro-, macro- and meso-level? Constant upgrading and development in this sphere will come at a cost and need to be accounted for in a transparent way. The paper concludes with various lessons learnt and challenges ahead for the development of other Blue Economy sectors taking into account the justification by policymakers with a Green World lens. Sustainable partnerships and accountability within the greater community will be key to unlock the full potential of Green 'socio-economic living spaces' by means of Blue Growth.

How can investment in large-scale irrigation infrastructure optimize both benefits for local rice farmers and for rural & urban food markets in Mozambique?

J.D. Wijnhoud (presenter), ActionAid Netherlands, Dakcha Acha, ActionAid Mozambique and Kei Otsuki, Utrecht University, the Netherlands

k.otsuki@uu.nl

Maganja da Costa District is located along the coast in the east of Zambezia Province, Mozambique. Due to its location in a lowland river delta, the district is prone to recurrent disasters such as floods and droughts. The local population largely relies on subsistence smallholder farming for their food

and nutrition security and livelihoods and, therefore, their access to, and controlling of land and water resources are critical for their survival and well-being.

In this context, the Government of Mozambique agreed to co-finance a large-scale flood control and irrigation system with the Dutch Enterprise Agency through 'The Dutch Facility for Infrastructure Development' (ORIO). The irrigation system is expected to benefit 5,000 smallholder rice-farmers in Nante sub-district in Maganja da Costa. These farmers, including both women and men farming in the irrigated area, could play a vital role in contributing to rural-urban food security by supplying rice to rural and urban food markets. However, the irrigation system has been delayed in implementation, and this delay has given us opportunities to re-evaluate benefits discussed so far in the project context.

Based on literature research, smallholder participatory diagnosis and action planning and broad stakeholder consultations with the experts, a synthesis has been drawn up about developments to date, and a discussion will be generated on "what the future may bring?" to farmers and the food markets at large. The paper elaborates on optimal scenarios for smallholder empowerment and rural and urban food security in the context of public investment in flood control and irrigation schemes.

Large scale investments in infrastructure: lessons learnt from Kandadji dam in Niger.

Caroline Plançon, World Bank

cplancon@worldbank.org

Infrastructural investments can help promote economic growth, generate public revenues and create employment for the communities. But they may also fail to create enough positive links with the local economy and may crowd out local producers. These investment can bring cleaner technologies and better management practices, but they may also degrade the environment. They can create new livelihoods that help reduce poverty, but may also dispossess poor people of their land and natural resources. These positive and negative social, environmental and economic outcomes depend on many factors, including policy, institutional and socioeconomic contexts.

The Kandadji hydropower dam project in Niger which involves several donors seeks to address the lack of energy in Niger providing 130 MW of installed electricity and to control and manage the Niger River flow. The Kandadji project combines large-scale hydropower with livelihoods development and impacts at least 45 000 peoples which have to be displaced. A new urban area is going to be built from scratch to welcome the displaced people within host communities. The project needs a strong Nigerien ownership by government and civil society with a permanent and close dialogue at both political and technical level. Beyond the international and regional guidelines to ensure land tenure rights security, this infrastructural investment implies a participative process to include in early stage all stakeholders in the policy making process to make sure land allocation, legal arrangements and mechanisms to share revenues are set up in the fairest way. This needs an active work between Nigerien local actors and policy-makers and development partners.

The presentation will analyse how large scale investment can be addressed taking into account the local capacity and reaching a common understanding on the importance of sequencing

construction and resettlement to ensure that living standards of project-affected people are restored to pre-resettlement levels.

Urban Development and Climate Change Adaptation: “Hard Interventions” in Beira, Mozambique

Murtah Read, Utrecht University, the Netherlands

m.l.read@uu.nl

The contemporary framing of urban development and climate change adaptation have resulted in a significant reappraisal of infrastructure and ‘hard’ interventions for numerous cities in SSA. Such interventions have inevitably far reaching consequences for land governance and the spatial distribution of resources. By virtue of social-historical and political-economic factors, SSA has been fundamentally dependent on the interventions of external actors for its development strategies. The nature of this dependence has changed significantly in recent years. The rise of ‘non-traditional’ donors, the increasing pursuit of ‘mutual benefit’ strategies, and the mobilization of private capital, all illustrate an increasingly competitive and non-altruistic development landscape. Discussions on urban development have generally overlooked these dependences and their implications for sustainable urbanization. The focus has been primarily on a technical problem-based framing of urban issues, which has overlooked the deeply political nature of the linkages and dependences through which solutions are mobilized. It is against this background that this paper will discuss the case of Beira in Mozambique. Beira is the country’s second largest city, and most climate vulnerable, which has recently witnessed an upsurge in hard interventions by development actors. The paper discusses several contradictory dynamics posing a significant hindrance to sustainable urbanization. It will argue that the root cause of these dynamics lies not in the familiar realms of local ‘capacity’ or ‘good governance’, but in interests and strategies of the development actors initiating them.

The Livelihood Impacts of the Large-scale Industrial Estate in Emerging Peri-urban of Jakarta

Miya Irawati (presenter), Regina Suryadjaja and Stephen Cairns, Future Cities Laboratory-ETH Zurich

irawati@arch.ethz.ch

Since 1980s the policy of Indonesia government focuses on development of Jakarta and its surrounding area as an urban-oriented development. Since 1990s many large-scale industrial estates have been developed on the outskirts of Jakarta, especially in Bekasi-Karawang. The government has invited rapid inflow of investment, including Foreign Direct Investment from Japan, Korea, and Taiwan. Therefore, Indonesia government finished the construction of the Jakarta-Cikampek highway in 1988. Significantly the highway reduced the time of travel between Jakarta and Bekasi-Karawang. Then investor could easily found plentiful inexpensive land that had not been used intensively as farmland. Now large-scale industrial estates have been developed continuously, such as MM2100, BIIE, Jababeka, Lippo Cikarang, KIIC (Kawasan International Industrial City) and Bukit Indah City. Most of these industrial estates are joint venture between foreign trading companies and Indonesian business group or developer. The development of these large-scale industrial estate

changed the land use more than 3000 hectares of land. Karawang Regency has been one of the most famous rice-production areas in Java. The total area of rice field in the regency of Bekasi-Karawang decreased by more than 2500 hectares in 2006. The land use change has affected bigger changes and challenges in livelihood on that area. These industrial area and good access to the industrial area have attracted the migrants who have tried to improve their economic condition. At the same time the globalization and the urbanization become a trigger of the transformation of this urban-rural area. The paper observes to show the policy of the large-scale industrial estate development could transform the landscape and livelihood on the area. Beside the land use change and the environmental degradation, the livelihood change could impact the bigger challenges, especially in appropriate labour housing provision, and also the socio-economic disparities between migrants and inhabitants. The research for this paper was carried out through secondary data, observation, and field survey as main data collection.

Key words: land use change, livelihood impacts, industrial estate, emerging peri-urban of Jakarta

Large scale infrastructure development in conflict and post conflict: examples from South Sudan

Francesca Marzatico, UN-Habitat

Francesca.marzatico@gmail.com

More than two decades of civil war and of continuous rivalries among individuals and groups of the society brought South Sudan in a situation of extreme poverty, degrading the very little existing infrastructure and consequently restricting public and private investment. The situation seemed to improve from the signing of the Comprehensive Peace Agreement between the Government of Sudan and the Sudan People's Liberation Movement/ Army (SPLM/A) to the first two years of independence, when infrastructure reconstruction programs started to take place and interest of investors towards the country grew. Nevertheless it deteriorated as consequence of the crisis and the wave of violence, death and terror affecting South Sudan since December 2013.

After initial confusion and wait-and-see approach, some donors and investors decided to support the reconstruction and rehabilitation of damaged infrastructure as crucial to the success of stabilization efforts and to ensure the achievement of sustainable peace and economic growth. In some cases donors and investors decided to continue building new infrastructures for the benefit of the people of South Sudan.

Large-scale investments, including investments in infrastructure development in South Sudan display "serious shortcomings in terms of a lack of community participation and one-sided contracts that strongly favour the private investor" (Oakland Institute). There are no rules for community engagement and for compensation and/or resettlement. The lack of a land valuation system as well as of a consistent legal framework on the exercise of eminent domain increases the challenges for the infrastructures developers and risks of abuses for affected communities.

This paper aims at identifying main land-related issues arising from the development large-scale infrastructure with particular attention on compensation. It focuses primarily on road construction/rehabilitation and on the construction of the Electric Line from the Fula Rapid in Nimule to Juba. It builds on researches done in the country while aiming at supporting discussion on

the identification of minimum standards for compensation and resettlement to prevent and/or support resolution of possible conflicts arising over land.

Impacts of Economic and Political Power of Soybean Agro Industries in local communities of Brazilian Midwest: Influences on the planning-use and occupation of land, urban services, infrastructure and local markets

Rafael Pastre (presenter) and Humberto Miranda, University of Campinas, Brazil

rafael.spastre@gmail.com

Midwest is the Brazilian region that best sums up the commercial insertion effort of the country and the way that modern activities modified the territory, even more rapidly when it is controlled by global companies producing to international markets, adapting it to its accumulation needs (Harvey, 2001). Within a decade Midwest saw redefined its insertion in economic geography (internal and external) for the replacement of old activities based on sustaining the natural economy by the internationalized modern agribusiness production (Macedo, 2010). As these territories were until the 80's true empty lands, the organizations that arrived there needed to diversify its activities in order to structure a range of support services required by the core activity even with respect to basic utilities. The assumption of these functions raised the economic and political influence of such capitals in these territories, increasing their ability to access public funds and dictate the direction and dynamics of land use and occupation through political arrangements consolidated around their interests. It was founded that this process translates into a dual process of territorial monopolies and monopolisation of territories (rural and urban) by big corporations linked to grain exports, with several consequences to people who lived or were displaced there to serve as manpower to new ventures. Urbanization appears as an "implant" in the middle of this sea of crops, disposed to promote this production. Cities focuses important logistical, technical and informational structures oriented to production that occurs in rural areas, providing new connections between regional productions and foreign markets and increasing the internationalization of financial flows into urban real estate and infrastructure (Miranda, 2013). In this paper we identify the stakeholders who are involved in this urban setting and how they are impacted, as well as the partnerships and interests that leads this investments.

Key words: Land-use planning; Regional Productive Transformation; Forest Stakeholders Interactions

Compulsory Acquisition = Compulsory Just Terms? Actuality v Fictionality

Ken Rayner, Advanced Valuations and the University of Technology Sydney, Australia

ken.rayner@advancedvaluations.com.au

Compulsory Acquisition/Eminent Domain often occurs in preparation for proposed major infrastructure projects in peri-urban areas as a precursor to the development of city fringe rural land for urban expansion purposes. The Australian State of New South Wales compulsorily acquires land for major infrastructure projects, principally under the Land Acquisition (Just Terms Compensation) Act, 1991 utilising the axiom of "just terms" compensation, a principle not required under the State's constitution but developed by statute.

The paper examines the impact of compulsorily acquiring land in rural areas in preparation for the construction of major infrastructure and the impact upon the dispossessed owners. In particular, the question of whether “Just Terms” is an actuality or a fictionality at the rural fringes of an expanding urban boundary is explored. The paper focusses upon two (2) site-specific examples of the impacts upon dispossessed owners whose land was compulsorily acquired for major infrastructure in a peri-urban growth area and examines whether the terms of such acquisitions were, in fact, “just” for those dispossessed owners. In particular, the two sites under investigation as examples and subject to acquisition were to form part of the now-completed south western rail line in Sydney. The difficulties of compensating dispossessed owners as at a specific acquisition date by subsequent court decisions often years after the event in a rapidly rising market is investigated and analyses whether reinstatement is possible in actuality. The paper also questions whether it is “just” to specifically exclude the impact of betterment as a result of the proposed infrastructure improvement, given that surrounding non-acquired land will ultimately benefit from such betterment.

The paper finds that peri-urban rural land is particularly sensitive to fundamental flaws in any acquisitions on just terms.

Key words: compulsory acquisition, peri-urban, infrastructure

References: NSW Land & Property Information, (2013), “Office of the Valuer General : Leppington Just Terms Review”

Megaprojects, exclusion and governance: On the edge of the debate

D. Delphine, Patrick Witte, Tejo Spit and Annelies Zoomers, Utrecht University, the Netherlands

d.delphine@uu.nl

The development of megaprojects in urban regions has been high on the agenda of policy-makers for decades. Although a lot of attention in academia and in policy practice has been paid to the economic effects of such large-scale (infrastructure) projects, much less is known on the relation between megaprojects and social exclusion. In particular, the ways in which governance arrangements influence the socio-economic outcomes of megaprojects remains under researched. Therefore, this paper will review the existing set of literature dealing with the relationship between social exclusion and governance arrangements in the context of megaproject development. As a “new animal” (see: Flyvbjerg, 2003) mega-projects involve diverse actors at different spatial scales and stemming from different institutional contexts. Different perceptions of mega-project (added) values act as a logic behind certain groups’ actions. Based on their preferences and interests, this logic will categorize the actors into distinguishable groups. The triangle of actors’ categorization – public, private, civil society– is a well-documented example of how people can be divided within the governance system of a megaproject development. Each group has different points of view towards the effects of certain megaprojects. In each development stage, the effects might vary grounded by the values within the processes. Economic growth or climate resilience might be the reason behind specific projects. The project promoters strongly believe that there will be huge contributions for local development. However, the displacement of megaprojects seems to appear on the broader spatial scales. If this condition is not taken into account seriously, it will lead to the exclusion of

particular groups that later on will hindrance the development of such megaprojects. Although the concept of social justice and space promoted by Harvey (1992) and Soja (1996) might cover some of the debates, there is only limited attention from a theoretical perspective of how governance arrangements of megaproject practice could deal with social exclusion. The aim of this paper is to shed a new light on this debate from a theoretical perspective, and to provide some explorative insights on the relation between social exclusion and governance arrangements in practice from the context of Indonesian megaproject development.

Development versus Dispossession: Implications of Nicaragua's Interoceanic Gran Canal for Local Livelihoods & Food and Water Security

Elyne Doombos, University of Amsterdam, the Netherlands

elyne.doombos@student.uva.nl

The field of natural resource management is consistently updated with new policy paradigms which seek to address unsustainable policies and practices through for example a holistic approach to food, water and energy security that transcends sectoral silo approaches in order to minimize cross-sectoral trade-offs and promote beneficial synergies. However, global processes of natural resource commodification and privatization, in tandem with large-scale capital accumulation, facilitate the concentration of vital resources in the hands of powerful corporate and political players while subjecting the vulnerable groups of society to greater resource scarcity. Nicaragua's Interoceanic Gran Canal, an infrastructure project of unprecedented magnitude, represents such a contemporary exclusionary process by prioritizing economic growth over local food and water security, and depriving tens of thousands of families of their livelihoods. Lago Cocibolca – the region's largest freshwater lake – will suffer from pollution, salinization, the introduction of invasive species, continuous dredging and sediment resuspension, thereby jeopardizing local food security and national water security. Furthermore, the displacement of thousands of farmers, particularly in the agricultural heart of the country, will limit food supply, while food demand will go up as a result of the settlement of a large foreign workforce. These developments will take shape against the backdrop of climate change, which is already having a demonstrable impact on the country. With the aim to contribute to increased awareness, this paper presents the stakeholders involved in the project and the social and environmental impacts thereof. It concludes that, in the context of a global economy that deploys narratives of scarcities, securities and sustainability, there ought to be no support for this project. The commodification and confiscation of the country's natural resources by the Chinese concessionaires and the Ortega government restricts the access of local communities to assets that are crucial for their subsistence, thereby attributing to them not the benefits, but solely the burdens of development.

Key words: natural resources; Nicaragua Canal; food security; water security; social and environmental impacts; climate change

D. Peri-urban dynamics

Chair: Griet Steel, Utrecht University

Friday 1 July 14.30 – 16.00 Auditorium

The effects of urban sprawl in the Adjacent Area of Bucharest

Valentina Stoica (presenter), Daniela Zamfir and Cristian Tălângă, University of Bucharest, Romania
stoicailincavalentina@gmail.com

Within the adjacent area of Bucharest, after 1990, there is a process of urban sprawl taking place, characterized by an influx of population (in certain areas) and major changes in land use. In this context, the migration flows will be analysed to identify the most attractive areas, followed by an analysis of the transformations produced on a local level. Thus, in certain settlements, there is a decrease in agricultural area, due to the constant pressure exerted by the emigrant population from Bucharest, the investors and the real estate speculators. There will also be identified the motivations of choosing certain settlements as destination over others nearby. Further on, of these, there will be selected case studies at the level of which the consequences (territorial, economic, functional) of urban sprawl will be analysed. Most often, the local native population benefits very little from these transformations, not being involved in the development process. In this regard, the impact of changes generated onto the local population (through a questionnaire) will be analysed, from an economic perspective (in terms of livelihoods), land use, but also infrastructure and services. On the other hand, the attitude of the local authorities will also be looked into, being responsible for managing the process of territorial development. Subsequently, there will be made an attempt to draw a parallel between the local community and its priorities and the projects of the local authorities. To conduct this work, in addition to questionnaires, there will be used statistical data to calculate some representative indicators. Apart from these, there also adds the analysis of several cartographic documents to highlight the changes registered in land use.

Growing cities: Large-Scale Land Acquisitions (LSLAs) in peri-urban areas and land use dynamics. A spatial analysis of Sub-Saharan Africa

Sara Balestri, Università Cattolica del Sacro Cuore, Milano, Italy
grieestri@unicatt.it

Recent empirical evidence suggests that Large-Scale Land Acquisitions (LSLAs) exacerbate competition over land and raise inequality among groups through a process of social and economic exclusion, thus nurturing social tensions and increasing the probability of conflict outbreaks. LSLAs further aggravate the overall inability to tackle land-related conflicts in developing countries.

On the other hand, fast growing cities are a common feature of low income countries: a raising demand for housing and urban infrastructures fuels an increasing pressure over land, especially in peri-urban areas, usually characterized by available and cheaper land.

This paper aims at exploring the links between these dimensions and it examines spatial pattern of LSLAs concentration by exploring whether i) they are systematically associated with urban expansion, or tend to occur in contexts that are already prone to changing land use dynamics; ii) the local concentration of foreign investments in land may feed violence diffusion, supporting

“neighbouring” effects. To detect these patterns, I linked the best available set of georeferenced data on land deals occurred in Sub-Saharan Africa (2000-2014) with selected geospatial indicators, as local proxies of land use dynamics. Method of analysis grounds on the application of spatial analysis techniques.

Preliminary results suggest that LSLAs tend to increase the incidence of events of organized violence and that local proxies for land use (in particular, variations in urban and agricultural land) matter in explaining pattern of spatial diffusion of violence.

Keywords: land use, civil war, spatial analysis

Towards an analysis of consequences of large scale land investments in the urban-rural nexus

Francesca Marzatico, UN-Habitat

Francesca.marzatico@gmail.com

The global land rush and the pressure for the exploitation of natural resources, often competes with indigenous communities. This often leads to large scale land acquisition and land grabbing by powerful elites, who take advantage of weak institutions and rule of law to increase their land holdings. Large scale land acquisition for natural resources exploitation are generally linked to exportation of produce with no benefit for the individuals or their communities in areas where the large scale land investment is taking place. Sometimes goods produced through such investments not used for export, saturate the internal markets. This often leads to more poverty and food insecurity with potential to increase migration to urban areas, to trigger conflicts or exacerbate existing ones. Such migration will be, in most cases, rural-urban migration, for the purpose of accessing to services and work, which in the absence of planned urbanization, increases proliferation of slums and informal settlements in urban and peri-urban areas, which can lead to conflicts with communities and individuals already living in the area. As a consequence of this, rural areas, including agricultural ones, risk to become increasingly dysfunctional. Women, children and other vulnerable groups (for example Indigenous People) will be affected the most.

This paper aims at analysing the possible consequences of large scale land based investments in the urban-rural nexus with reference to potential escalation of conflicts and increase of poverty and insecurity in urban and peri-urban areas. It contributes to the global discussion on land and conflicts and on responsible investments.

Promoting good land governance in the context of increased competition over land in peri-urban contexts: Lessons learnt from Bagamoyo in Tanzania

Harold Liversage and Elisa Mandelli, IFAD

e.mandelli@ifad.org

The increase in large-scale land acquisitions by foreign investors in recent years has put land rights issues and responsible agricultural investment more visibly back on the global development agenda. Moreover, a range of stakeholders, from civil society, governments of both investing and recipient countries and intergovernmental organizations, have expressed concerns about the possible negative impact that increased demand and competition for land is having on the land rights, on food security of rural people and on the landscape of rural and peri-urban areas.

Within this context, this paper will provide lessons learnt from the start-up process of the “Bagamoyo Sugar Outgrower and Wider Community Development Programme” (BASIC), a public-private-producer partnership (4Ps) that the International Fund for Agricultural Development (IFAD) is implementing in Tanzania to contribute to the development of an inclusive domestic sugar industry and the wider development of the district of Bagamoyo.

Bagamoyo is a peri-urban district adjacent to Dar Es Salaam. Despite its proximity to the capital, the Bagamoyo district is among the poorer areas of the country. In recent years, the expansion of urban boundaries and the implementation of the Southern Agricultural Growth Corridor of Tanzania (SAGCOT) initiative have brought investments and activities that are expected to progressively change the landscape of the district. These investments include urban and peri-urban residential and manufacturing expansion, major roads construction, tourism infrastructure development and the establishment of a new commercial port and economic protection zone. This changing context has stimulated the 'land market' increased the competition on land that has quickly drifted into land capture and land speculation by urban elites, community encroachments on unallocated land and conflict between different land users, especially between crop producers and pastoralists.

This paper will explore how the growing competition for land, including from large-scale investors can be addressed by strengthening good land governance, spatial planning and inclusive policy dialogue.

Tourism Development in Northern Peru: Land Conflicts in a Vulnerable Territory

Fernando González-Velarde, Newcastle University, UK

fgonzalezvelarde@gmail.com

The last few decades have seen former fishing villages within the north coast of Peru, a territory cyclically subjected to the extreme impacts of the "El Niño Phenomenon", turning into mass tourism destinations. While tourist flows and the construction of beach houses, luxury hotels and restaurants throughout the coast have fostered economic growth, scant scholarly attention has been given to analysing the socio-cultural changes behind the transformations in the uses of the land and the social dynamic at a local level. As such, based on extensive ethnographic material collected during in-depth fieldwork and return trips between 2007 and 2015 in Mancora and Piura, Peru, this article explores the process of place-making (Gupta and Ferguson, 1997) whereby the former fishing village of Mancora was developed into a beach tourism product. In doing so, the author analyses the recent changes on the uses of coastal land brought about by tourism development and the neoliberal reform. In addition, the author explores how tensions and conflicts increased when the main social actors composing this diverse society implemented their own plans for the place, allowing the emergence of an "open-access regime" (Ostrom et al., 1999: 279) while triggering land-grabbing races. This article shows how tourism development in Northern Peru has brought about an uncontrolled urban expansion within previously disaster-stricken areas, intensified social conflicts, generated environmental degradation and restricted the use of coastal land to local fishermen. Apart from highlighting the urgent need for advancing a model of tourism development in Peru that includes tourism planning and structures of land governance within local spaces, this article also contributes to scholarly debates on place, culture, development, sustainable tourism and land governance.

Keywords: Tourism Development, Land Conflicts, Fishing Villages, Coastal Communities, Northern Peru.

References: Gupta, A. and Ferguson, J., 1997c. *Culture, Power, Place: Explorations in Critical Anthropology*. Durham and London: Duke University Press.

Ostrom, E., Burger, J., Field, C., Norgaard, R. and Policansky, D., 1999. Revisiting the Commons: Local Lessons, Global Challenges. *Science*, 284, 278 - 282.

E. Rural and Urban Land Conflicts in Africa

Chair: Mayke Kaag, African Studies Centre Leiden

Thursday 30 June 13.30 – 15.00 Brouwerszaal

Towards an Urban Land Resource Curse? A Fresh Perspective on a Long-Standing Issue

Dr Dieter Zinnbauer, Transparency International – International Secretariat

dzinnbauer@transparency.org

Urban land governance is one of the central challenges not just for urban but also more broadly for global development in times of rapid urbanisation. This paper advances a fresh perspective to look at urban land by exploring to what extent it could be characterised as a resource curse problem. The conclusion is a resounding yes: urban land issues exhibit a host of characteristics and dynamics that compellingly suggest that we are facing a resource curse situation. What's more, the particular configuration of drivers and characteristics points to a resource curse that rivals and in some aspects even dwarfs the risks, complexities and acuity associated with the phenomenon in other sectors.

This novel analytical re-framing of the issues as a resource curse offers the opportunity to draw inspiration and fresh ideas from the rich stock of expertise, insights, learning and experimentations that have taken place in resource curse governance as one of the longest standing hotspots of governance research and a petri-dish for governance experimentations.

The paper will first set out to contrast the urgency of the urban land challenge with the rather modest attention and engagement with these issues on the part of the anti-corruption and governance community. After a brief introduction to the resource curse phenomenon the main analytical part of the argument moves into a detailed discussion of several features and dynamics of urban land issues that all conspire to suggest a perfect storm, a resource curse situation of an extraordinary degree of complexity and consequence.

The paper concludes by illustrating how the learnings and progressive reforms related to classic resource curse situations can inspire and inform thinking about urban land problems.

Sustainable cities in mining context in West Africa: how to involve different stakeholders on a common project?

Pascal Rey and Anaïs Weber, Insuco

pascal.rey@insuco.com

Many mining projects are being developed in West Africa, in particular in areas where central government representation is low and local administration lack financial resources. Due to the economic opportunities they offer, these projects result in a massive and rapid influx of migrants to

the surrounding area. From a rural environment, we assist to an anarchical urban development beyond all public control and where different kinds of populations would have to live together.

On one hand native people have no choice but to welcome migrants on their own lands without substantial compensation and with the risk to not develop new economic activities instead agriculture. On the other hand, most of the migrants who settle in the hopes of finding better opportunities than where they come from are very vulnerable (no job, no social connexion). At least, mining workers are generally living in specific areas within the city where the living conditions are ensured by the company.

The confrontation of different populations on a limited area brings closely linked consequences: space saturation, pressure on the equipment, socio-spatial inequality, increase of tensions, etc. Mining companies, if they ensure employment and local economic development, are often identified as responsible of the local changes especially in the localities impacted by the project. Then, more than an international obligation to mitigate the negative impacts of their project, mining companies would anticipate migration and urbanisation as a priority in order to carry on their own business in social peace environment.

But how mining companies could take part in a sector which is one of the prerogatives of public authorities? Could public-private collaboration be sustainable for local development? Through various examples of mining projects in Guinea, a country that is host to many large mining projects, we will look at the implications of urban planning and regulation spearheaded by a mining company. While their investment capacity offers advantages and accelerates development, their actions raise questions of the unilaterality of interests and local governance.

History and recognition: the justice implications of land concessions in Northern Mozambique

Carla Gomes, University of East Anglia, UK and University of Lisbon, Portugal

c.gomes@uea.ac.uk

Farmland investors have been settling in Africa in the assumption that they will make the most of underused lands, fostering rural development. However, the most disputed lands are near services, infrastructures and urban areas, where the population density is higher and productive soils have become scarce. These overlapping claims raise new concerns for researchers on agrarian studies and justice.

In this paper, based on qualitative field research undertaken in Northern Mozambique, I discuss the case of a particular concession, located near a district town. The company has a history in the area. They used to involve the local community in tobacco production. The investment was inactive for a few years and restarted recently, under a new government concession. In the meantime, the population freely used the area to grow their own crops. With the return of the company, the villagers had to give up the lands, but only a fraction ended up getting a job with the new project.

I adopt the framework developed by environmental justice scholars to explore how justice conceptions evolved on this particular landscape. I seek to clarify how the history of the area

influenced the sense of fairness towards the new concession, and which are the justice implications of this transition in terms of recognition.

For the investor, they are only resuming their activity, as they belong to the same business group as the former tobacco producer. For the villagers, this continuity implies that the previous land distribution models should be re-established. While they recognise the area as “owned” by the company, their conception of a just transition is strongly linked to their recognition as both “tobacco experts” and “stewards” of the land. “After all, we are the ones who have been taking care of it”, they argue.

From colonial to postcolonial land grabs: urbanising rural areas through large-scale farms. The case of Kilombero valley, Morogoro region, Tanzania.

Adriana Blache, University of Toulouse, France

adriana.blache@gmail.com

The colonial and postcolonial “land grabs” in Tanzania have always transformed and continue to alter the local socio-economic patterns and their spatial dynamics. By adopting a multi-scalar and relational approach in the long run, one can observe that the Kilombero Valley study area in the Morogoro Region has been and is still a highly coveted space polarized by specific resources which gathers several types of land enclosures, encroachments or dispossessions, embedded in the long term. Indeed, since the colonial era as well as during the Ujamaa Vijiji period, development models based on agricultural development have always postulated the establishment of confined space through private property - and the partial recognition of customary rights - that allowed their effective demarcation, capturing large areas by settlers who became “necessary” investors at the turn of the 1980s or public institutions in the 1970s. In the Valley, the colonial and postcolonial estates and the expansion of urban networks and infrastructures (railways and roads linking the plantations and big market-centre cities, electricity, water access, schools, workers houses and dispensaries, warehouses, and factories) are tightly linked. Actually, with the establishment of large-scale farms, the displacements and resettlement plans and the infrastructures creation led to urbanisation consequences in rural areas with the emergence of towns and cities. Furthermore, this process is increasing with the new Southern Agricultural Growth Corridor (SAGCOT) initiative – under the Kilimo Kwanza program – which promotes “out-growers schemes” linked to large-scale nucleus estates. These schemes lead to the restructuring of the local agricultural systems and bring them into capitalist ones while enhancing the urbanisation of rural areas by attracting both people from other rural areas or people from urban areas to invest in land, a trend which creates new socio-economic inequalities related to land, labor and capital access.

Protecting “development displacees” in the context of land grabbing: Vale’s resettlement program in Mozambique

Maria Eduarda Sousa, State University of Paraiba, Brazil

m.eduardaandrade@gmail.com

This paper addresses Vale's forced resettlement program carried out between 2009 and 2010 for purposes of mining exploration in Moatize district, located in Tete province, Mozambique. Vale is one of the most important Brazilian corporations and Moatize holds of the biggest coal reserves in the world. The program was received with a great deal of criticism and resistance by local communities, which demonstrated their disapproval by blocking a railway used by Vale in January 2012.

In this paper, forced resettlement is discussed against the backdrop of land grabbing, which has been recently transforming the landscape of African rural and urban areas. The current wave of land grabs is responsible for transferring land rights to foreign investors, thus increasing pressures on land and provoking the displacement of local communities to distant infertile lands with no access to water resources.

African authorities and land grabbers are using the 'empty land' narrative, which portrays Sub-Saharan Africa as a region with plenty of available land, as an excuse for promoting large land deals. The issue will be analysed in the light of Post-colonial perspectives, since the 'empty land' narrative can be considered an expression of continuity in North-South domination in the XXI century.

The aim of the research was to analyse the resettlement program carried out by Vale in order to identify available protection instruments for "development displacees". The paper is divided in three sections. In the first section, we will provide an overview of Post-colonialist approaches, emphasizing key concepts such as domination and resistance. Secondly, we will discuss Vale's resettlement program, identifying its relocation and compensation mechanisms. Finally, we will discuss whether "development displacees" can be protected by international refugee regime.

F. Violent urbanisation

Chair: Karen Buscher, University of Ghent & Gemma van der Haar, Wageningen University

Thursday 1 July 15.30 – 17.00 Brouwerszaal

Panel Introduction: "Claim making, violence and land governance"

Gemma van der Haar, Wageningen University and Mathijs van Leeuwen, Radboud Nijmegen University, the Netherlands

gemma.vanderhaar@wur.nl

To introduce this panel (and the twin panel on land claims by urban elites) this presentation discusses the nexus between violent conflict and changing patterns of claim making to land. How do the interconnected dynamics of conflict, mobility, and political transformation shape patterns of claim-making? What new privileges and exclusions are produced? What new stakes develop around urbanisation and urbanising spaces during conflict and in its aftermath? And what implications do these processes have for land governance?

Displacing Home: Displacement and the Politics of Belonging in Blantyre, Malawi

Tanja Hendriks, African Studies Centre, Leiden, the Netherlands

tanjahendriks@yahoo.co.uk

Malawi has a history of flooding but the floods of January 2015 were among the most destructive ever. In Blantyre, the second largest city of the country, the worst hit areas were informal settlements that had emerged over time in geographically inhospitable locations, the latter due to endemic poverty and rapid urbanization. Deforestation was also more severe around these areas, which meant that the mudslides caused by the rains wrecked more havoc there than in other parts of the city. After the floods, approximately 200 people who had lost their homes in this way, found refuge in an urban displacement camp. In contrast to the rural displacement camps, it was easily accessible but aid flows towards it were minimal and the inhabitants were treated with hostility. In this paper I argue that this is the case because in the overall context of destitution, devastation and disparity the notion of 'home' became politicized and was used to negotiate access to resources in the aftermaths of the floods. The conventional notion of home draws from what I call 'the grand narrative about home' which cultivates that Malawians have their home in the rural areas; the village where one was (supposedly) born. From this it follows that one's 'real' home cannot be located in town. In order to claim their belonging in Malawi and thus their entitlement to (government) assistance, the urban displaced adhere to the grand narrative even though this simultaneously challenges their home claims in town since it locates their real home outside of urban space. In the public opinion the mere presence of the urban displacement camp and the inhabitants' calls for assistances are thus not only dis- but especially misplaced; those who can't make it in town, should return to their rural homes.

Key words: Displacement, Home, Grand Narrative, Urbanization, Politics of Belonging

The impact of large-scale investments, rapid urbanisation and infrastructure development on internal mobility dynamics in Kenya

Antony Otieno Ong'ayo, Utrecht University, the Netherlands

antonyotieno@hotmail.com

Due to its improved economic performance, Kenya has been elevated to the low-level middle-income country. The observed growth relates to developments in the real estate market, expansion of infrastructure development and more recently the foreign direct investment-driven horticultural production, and the discovery of oil and expansion of energy sources (geothermal and wind). While labour related internal mobility patterns in Kenya trace their origins to the colonial agricultural production and labour legacy that forced large number of people to move from their original locations of residence. Since independence these mobility patterns remain the same (even if not forced) alongside persistent conditions of economic marginalisation, imbalanced development outcomes across regions. This situation has been exacerbated by rapid ecological changes that have reduced security, access to water and other sources of livelihood. In the context of the observed economic growth this paper examines the social impact of private-led real estate development and large-scale infrastructure upgrading by the government and increasing urbanisation and the kinds of

internal mobility patterns they generate. These emerging mobility patterns are significant for understanding the implications of development visions and initiatives pursued by African governments within the neo-liberal paradigm on populations in rural areas and informal settlements in major cities. In its analysis the paper uses illustrations from Nairobi city and its surrounding peri-urban area of Kitengela and Kajiado.

Key words: Internal mobility, Displacement, Infrastructure projects, Restate, Development, Kenya

Conflict related displacement fosters urbanisation; lessons learned from five post-conflict cases

Dimo Todorovski (presenter) and Jaap Zevenbergen, ITC University of Twente, the Netherlands

d.todorovski@utwente.nl

The most serious concerns from conflicts nowadays are: death, injury, destroyed infrastructure and houses, and displacement. Conflict related destruction and displacement have big impact on land, its administration and management. This is specifically a case at the end of the conflict, when displaced population in masses return to their country of origin. Then, land and land related issues come up on horizon as very sensitive issues to be dealt with. If land and its administration are neglected or not properly addressed after the end of a conflict, they can be a cause for a renewed armed conflict and an obstacle in the rebuilding of a post-conflict society. Examples from both literature and practice have shown that conflict related displacement fosters urbanisation.

During and after the conflict in Kosovo, there were three big waves of displacement; the population of the capital city Pristina was doubled after the end of the conflict. After the conflict in Rwanda, 2.5 million refugees returned in the country; the *ad hoc* land sharing policy, allocation of state land and village settlement programme 'Imidugudu' were introduced and implemented. Mozambique had almost 6 six million displaced people mainly because of the civil war and a small percent from droughts; most of displaced settled in the cities, near the markets and transport network. During the 'Khmer Rouge' era in Cambodia almost all people were internally displaced persons for the purpose of creation of 'ideal agriculture society' - creating a ghost cities. In Timor-Leste, the conflict resulted in several waves of displacement, where, many houses were left abandoned, latter illegally occupied by secondary and tertiary occupants.

This paper presents the lessons learned about the relation between displacement and urbanisation from the five case studies and how were these challenges addressed via adequate land administration and land claim mechanisms.

Conflict producing urbanity producing conflict: rural-urban transformation in Eastern D.R. Congo

Karen Büscher, University of Ghent, Belgium

karen.buscher@ugent.be

This paper addresses rural-urban *transformations in Eastern Congo* and more particularly focuses on the complex relationship between dynamics of violent conflict and the emergence of new urban centres or 'boomtowns'.

Without overlooking other non-conflict related thriving forces behind this process of urbanisation, dynamics of violence, militarisation and forced displacement are crucial in understanding the current spectacular growth of cities and the emergence of boomtowns in Eastern Congolese provinces. Based on qualitative research on urban expansion in different bigger cities and smaller towns in North Kivu, South Kivu and Ituri province, this article identifies a number of crucial aspects of conflict urbanisation that emerges from this conflict-induced process of rural-urban transformation. The main argument of this paper is that this urbanisation is highly conflictual in nature. Examples of urbanisation producing conflicts over land, over political representation, administrative status and public authority demonstrate how violent conflict generates urbanisation and urbanisation generates violent conflict.

Rural Urbanisation in Rwanda: Rural growth centres as contested arenas of change

Ine Cottyn, Utrecht University, the Netherlands

i.r.r.j.b.cottyn@uu.nl

In the years after the 1994 genocide, the RPF's critical concern for national security and aim for development and poverty alleviation has been translated into its strategy for urban development. With Kigali's population growth rates rocketing in the period immediately after the genocide with the returning of both new and old caseload refugees, urban security became a critical focal point for the new government. Today Rwanda has one of the highest urbanization rates in the SSA, however not all of this growth is taking place in the capital. The growth of Kigali has often been studied as a critical site in the context of post-conflict reconstruction and securitization, however, the dynamics at play in small towns and urbanizing (rural) centres have been less in the picture. As prescribed in its Vision 2020, the Rwandan government is promoting the growth of secondary cities and selected rural service centres to become active development nodes. These growing centres, having increasingly fluid and diversified populations, can be understood as critical locations in post-conflict reconstruction. These centres are the focus of this paper. Within its aspirations of secure and orderly development the Rwandan government takes an active role in the planning and managing of its urban trajectory, dynamics that should be understood within the context of the politics of the governments' development agenda. Through 'Master Planning', driven by a strong developmental and liberalizing state, the process of urbanization is tightly controlled. As strategic targets, emerging urban centres can be regarded as symbols of power and control by which, we argue, they can also become sites of new contestation. Questions this article wants to answer are: What are the dynamics of change at play in these centres? What are the differential implications of this top-down urban planning for the lives of its inhabitants? How can we understand this process of rural urbanization as a contested and politicized arena of change? The findings in this paper draw on fieldwork conducted during 2014 and 2015 in 3 emerging urban centres, each on a different place on the rural-urban hierarchy in Rwanda.

G. Urban elites and property relations

Chair: Gillian Mathys & Matthijs van Leeuwen, Radboud University Nijmegen

Friday 1 July 10.20 – 11.50 Brouwerszaal

Elite capture of rural land: the case of Kitchanga (Masisi, eastern Democratic Republic of Congo)

Gillian Mathys, CICAM, Radboud University Nijmegen, the Netherlands

gillian.mathys@gmail.com

Studies on land grabbing often focus on the intervention of international companies or commercial alienating land in the Global South for large agricultural or pastoral projects or in the search for mineral resources. Nevertheless, in many places across the world, land grabbing by 'indigenous' political or economic elites, is equally important, and in many cases even more important. These elites benefit from their knowledge of the urban context where land governance and policy is decided upon, and that the land administration functions. In the context of the eastern DRC, these elites are not only helped by their agility to instrumentalize urban networks, but also by the dual system of land administration in the DRC that recognizes both 'customary' and statutory forms of land governance, resulting in an utterly confusing and often contradictory legal framework. This conflicting legal framework can in turn be mobilized by those urban elites who have the knowledge, networks and access to mobilize formal land legislation in order to register rural land to the detriment of the local population in rural areas.

The phenomenon of land grabbing in the eastern DRC has to be seen against the wider backdrop of the political context in the DRC and the protracted conflict. Under Mobutu, land became increasingly integrated into patrimonial networks, and gained not only economic but also political value. Political and economic elites gained access to large swathes of land in rural areas - often in complicity with the customary authorities - to the detriment of the peasants who saw the surface of arable land available to them diminish drastically. This tendency of land grabbing became only more pronounced during and after armed conflicts in the East. Especially during the time of the RCD rebellions (1998-2003) and immediately afterwards access to land for peasants became increasingly difficult.

This paper will focus on several mechanisms of land grabbing in the Kitchanga area where land has become increasingly concentrated in the hands of the very few since the time of Mobutu, causing the emergence of a class of *paysans sans terres*, landless peasants. These very few land owners are not local people, but often reside in either Goma (nearest big town) or Kinshasa, DR Congo's capital. The paper will argue that in order to understand land grabbing in rural areas, different spheres of action need to be considered. Whilst the urban context (both on a provincial and national level) are important to understand elite land grabbing in rural areas, rural dynamics cannot be left out completely, as local connections and middle men in rural areas are equally important to understand the process of land concentration. Secondly, conflicts between urban elites over the ownership of land, disputed within the urban arena, often have an impact on local access to rural land of peasants as well.

Corporate accumulation by dispossession in urban Zimbabwe

Mbiba Beacon, Oxford Brookes University, UK

bmbiba@brookes.ac.uk

David Harvey's accumulation by dispossession has inspired a wide range of studies in different places. But it has hardly registered in the area of urban land grabbing in Africa and the role of local capital in these processes. Using archival data, field observations and insights from key informant interviews in Harare, this paper examines how the 1990s neo-liberalism and post 1999 Zimbabwe crisis created new opportunities for accumulation of wealth through irregular and fraudulent transfer of public urban land into private hands including that of reputable corporate institutions. It speaks to the literature on contemporary land grabbing and raises questions and new insights for comparative understanding of the transformative role and nature of the state, post-colonial African cities, anti-capitalist struggles, the status and meaning of planning in different settings.

Reopening property relations: Reordering the State in South Sudan

Matthijs van Leeuwen, Radboud University Nijmegen, Marlie van der Kerkhof and Yves van Leynseele, University of Amsterdam, the Netherlands

mathijs_van_leeuwen@hotmail.com

This paper analyses how transformations of land governance play into the (re)establishment of public authority in the new Republic of South Sudan. Land tenure reforms and state-led decentralization in Yei District have increased polarisation between diverse customary and state authorities, who vie for legitimacy amongst returning pre-war residents and settlers arriving in the wake of the civil war. While legal-anthropological writings on land governance highlight the role of strategic agency in institutional competition, our case underscores that outcomes strongly depend on the structural opportunities provided in the policy environment. As a result of decentralization, authority over land is rescaled to higher administrative levels, while local land relations are reopened to meet demands for land by settlers and foreign investors. This is largely at the advantage of chiefs and recent settlers, who are recognized by the state and are well-positioned to benefit from an expanding state bureaucracy and new conceptualisations of community-land and community representation. Though this does not result in the replacement of existing customary authorities by statal ones, we argue that the process nonetheless amounts to state-formation, as it increases state authority in local land governance. This outcome is fragile, however, and strongly contested by original residents.

Rural-Urban Linkages—The Role of Elites

Valmik V. Garje, Siddharth College of Arts, Science and Commerce, India

valmikgarje@gmail.com

Rural-urban linkage generally refers to the growing flow of public and private capital, people (migration and commuting) and goods (trade) between the urban and rural areas. Adequate infrastructure such as transportation, communication, energy and basic services is the backbone of the urban-rural development linkage approach.

As such, stronger rural– urban linkages could also play a crucial role in poverty reduction in developing countries. With regard to rural-urban linkages, local government can play an important role in facilitating positive interactions and limiting negative exchanges.

In short, understanding rural-urban linkages matters because it provides the basis for measures that can improve both urban and rural livelihoods and environments. Ignoring them means that important opportunities will be lost, and in many cases it will also contribute to poor and marginal people’s hardship. There are urban initiatives that can reduce ecological damage to rural areas, and help support regional development. However, with a narrow urban-centric approach, such initiatives are unlikely to be given the priority they deserve.

Cities also often have to deal with a rapid inflow of investments (including Foreign Direct Investment) for the realisation of urban renewal, housing projects and real estate and infrastructure development among others.

Poor urban planning and management can have crucial results for the urban economy. Poorly-managed urban settlements cannot keep pace with urban expansion, and slums will grow, bringing with them poverty and social unrest. It is important that the governments at the national and local (municipal) levels of cities and towns and rural areas, recognise the potentials of rural-urban development linkages and the positive role they can play in poverty alleviation.

It is now widely recognised that there exists an economic, social and environmental interdependence between urban and rural areas and a need for balanced and mutually supportive approach to development of the two areas.

Pressures of population and poverty often compound the threat of deforestation and the exploitation of resources. Effective poverty reduction strategies, therefore, need to be accompanied by measures that enhance productivity and quality of environment and natural resources. Besides, economic growth can effectively reduce poverty only when coupled with a comprehensive programme of social development.

The present paper investigates infrastructure problems, institutional constraints and trade barriers that tend to discourage linkage between rural and urban regions and thus prevent a process of rural empowerment and economic development. The role of Elite in the process of development is also judged in the context. This paper has tried to analyse the comprehensive role of elite in strengthening rural-urban linkages and more importantly their contribution in an overall urban development and hence urban governance of the country.

H. Changing landscapes and livelihoods

Chair: Mirjam Ros-Tonen, University of Amsterdam

Friday 1 July 12.00 – 13.30 Brouwerszaal

Quitting or Staying in Agriculture? Transformations in Land and Water in the peripheries of Bangalore, India

Bejoy K Thomas, Ashoka Trust for Research in Ecology and the Environment

bejoy.thomas@atree.org

The conventional view of peri-urban transformation is one of shifts in livelihoods away from agriculture towards urban jobs, as well as keeping lands fallow, to be taken up by real estate or industries. Planners and policymakers have been grappling with the implications of such shifts for agricultural production and sustainable livelihoods. However, is abandoning agriculture inevitable in the wake of urbanization or can there be other trajectories? We explore this question through a case study from peri-urban areas of the mega city of Bangalore, India. We look particularly at the impact of Bangalore's urbanization on farm livelihoods and land use in villages along two contrasting rivers downstream of Bangalore viz., the Vrishabhavathi and Suvarnamukhi. The methods used included analysis of secondary data such as census as well as field research in select villages along the two rivers, using tools from both social and environmental sciences.

Our results showed that over the last two decades, the region as a whole witnessed a shift towards non-agricultural employment. The experience of Suvarnamukhi villages was no exception, even as there was no drastic decline in irrigation water. However, Vrishabhavathi villages defied this trend. We see that urban and industrial wastewater that keeps the river nutrient rich and perennial, has sustained agriculture in the Vrishabhavathi villages in spite of urbanization. There have been significant changes in the portfolio of crops cultivated, from traditional staple to lucrative market driven varieties. Even as the farmers accrue monetary benefits, wastewater irrigation poses risk to their health and well-being as well as that of the urban consumers of the farm produce. Further, competing claims for water between urban uses and agricultural needs complicates the matter. Based on field insights, we argue for the need to go beyond a conventional political economy or livelihoods thinking in approaching peri-urban transformations and look critically at the environmental triggers and impacts, under the larger umbrella of political ecology.

Smallholder women's livelihoods: producing for inclusive local food markets in the face of nearing sugarcane frontiers in Manhiça district, Maputo Province, Mozambique

Eugenio Muianga, Marcia Cossa, Dakcha Acha, ActionAid Mozambique and J.D. Wijnhoud (presenter), ActionAid Netherlands

Dakcha.Acha@actionaid.org

ActionAid in Mozambique has a long track record facilitating women smallholder associations to claim their land rights and right to food in the face of sugarcane frontiers in Maputo province, in southern Mozambique.

The paper starts off with a contextual analysis on the sugarcane boom in Mozambique, including challenges and opportunities. It subsequently elaborates the voices of leading women in smallholder associations in Maputo province, southern Mozambique. They explain how they organized and resisted to be overrun by powerful sugarcane frontiers, although with different

success in terms of getting their land-user rights certificates issued. They explain how *Maragra*, the by Illovo owned nearby sugar factory & estates, challenged their land rights and livelihoods. They explain how pesticides sprayed from small airplanes affect their food crop production. They also outline why agreeing on producing sugarcane as out growers may not best suit their agenda and may be too risky to secure their livelihoods and right to food. Currently, they produce a variety of food crops for their own subsistence and for income through marketing at the local town market with potential to supply to Maputo markets too.

The paper concludes with a balanced synthesis about sugarcane frontiers, smallholder agriculture and with recommendations for the way forward for engendered local food & income systems.

Policy and practice: land governance of the state forest enterprise (*Leskhoz*) in the Kyrgyz Republic

Tadashi Shimizu, TAC International

mtshimizu@gmail.com

Not like oil-rich neighboring countries, the Kyrgyz Republic (hereafter called Kyrgyz) is predominantly agriculture oriented, and the economic opportunities in mountainous and remote areas are limited to livestock and subsistence farming (Underland 2012). Previous research using Sustainable Livelihood Approaches (SLA) identified that land tenure issue was a common factor affecting people's livelihoods in Kyrgyz (Shimizu, 2006).

For this paper, the author used the SLA method combined with concept of "Trees Outside Forests" (TOF) defined by FAO. The results show that forests are crucial for safeguarding land, environment and livelihoods of rural households in Kyrgyz. The share of livestock output in agriculture is increasing, which in turn has heightened demand for grazing land. Forests cover a small land area of about 5.6% but play important economic, social, and environmental roles in mountainous areas at high altitudes. They are especially important for the livelihoods of communities nearby and agricultural purposes. There are many unused lands including some parts of non-forest lands in the state forest enterprise, called Leskhoz. In such unused lands, creation of new lands usage such as orchard cultivation or TOF, will be needed to stimulate the local economy, while maintaining the sustainability of existing lands in the rural area.

Key words: The Kyrgyz Republic, Land governance, Sustainable Livelihood Approaches, Trees Outside Forests, Leskhoz

References: Undeland, Asyl. 2012. The Development Potential of Forests in the Kyrgyz Republic. Washington, DC: Program on Forests (PROFOR)

Shimizu, Tadashi. 2006. Assessing the access to forest resources for improving livelihoods in West and Central Asia countries. LSP Working Paper 33, Rome, FAO

Human Impact and Urbanisation Effects of Land Acquisitions in India

Nadine Walicki, Internal Displacement Monitoring Centre (IDMC) Norwegian Refugee Council

Nadine.walicki@idmc.ch

India is an ideal setting to study development-induced displacement for many reasons: the long history of such displacement throughout the country; the multiple types of development projects displacing people; the highest reported country figure of people displaced; the disproportionate effect on tribal peoples, schedule castes and other disadvantaged groups; the lack of monitoring of the fate of displaced people; active academic research and civil society activism on the issue; recent adoption of legislation that improves protection of the displaced and plans for economic growth that will continue to displace people in the future.

During March 2016, the Internal Displacement Monitoring Centre will conduct field research in India on development-induced displacement. As our first official study on this type of displacement, this research will uncover the drivers, patterns, impacts and response to displacement in the context of development projects. We will study a portfolio of private and public development projects in rural, peri-urban and urban areas in two to three states. A cross-section of cases will be selected from the following sectors: dams, mining, transport, steel and aluminium plants, power plants, urban renewal covering groups with various degrees of land tenure security.

As much of the literature on this topic centres on rural areas, the value of this study is its coverage of development projects over the urban to rural continuum. Based on the wealth of literature on this topic in India as well as interviews with project developers, authorities, displaced people, local communities, expert researchers and activists, we will analyse the impact of this displacement and resettlement on people as well as its urbanisation effects. The results of this study will feed into two global policy agendas: the new urban agenda to be adopted in 2016 as well as the 2030 sustainable development agenda adopted in 2015.

I. Food security

Chair: Guus van Westen and Bram van Helvoirt, Utrecht University

Friday 1 July 14.30 – 16.00 Brouwerszaal

Rural agribusiness investments and their impact on urban food systems, how to connect the two? A conceptual study on changing rural-urban food system interlinkages in the South.

Bram van Helvoirt and Guus van Westen, Utrecht University, the Netherlands

b.j.vanhelvoirt@uu.nl

Over the past centuries the food system in many industrialized countries has changed drastically, from a localized constellation of subsistence farming and small-scale surplus food production and trade near villages and cities to the more separated patterns of (large-scale) rural production and (mass) urban consumption nowadays. Undisputedly, international agrofood investments and trade have been instrumental forces behind this structural change, as they spurred and allowed for a 'spatial disconnect' between the production and marketing of food. A similar, yet more recent, dynamism can be witnessed in the global South. Over the past few decades, many developing

countries have emerged as important destinations for foreign land-based agribusiness investments targeting to supply the global market.

While these investments are often discussed within a framing of harnessing global food security for a rapidly expanding world population, little is known about their effects on the local food system –and its actors- in recipient countries. However, as many developing countries are recognized by smallholder agriculture and rapid urbanization, it is important to get a better insight on these effects. After all, they may have a profound local development and food security impact, for instance through changing access to land and natural resources, rural livelihoods and urban food markets.

In an attempt to enhance our understanding on these local food system effects in the South, this paper will explore the interlinkages between foreign agribusiness investments and local (urban) food markets. What do these rural-urban food system linkages consist of? How do foreign investments change these food system linkages? What does this mean for the availability and accessibility of food on nearby urban markets? In its strive to provoke thought on these questions, this paper will attempt to conceptualize the diverse set of rural-urban food system linkages and how these can be affected by foreign investments.

Food system impacts of value chain frontiers in Ethiopia

Kebede Manjur, Crelis Rammelt, Maggi Leung and Annelies Zoomers, Utrecht University, the Netherlands

solomonmanjur@gmail.com

There is an increasing development in Ethiopia to allocate land for the development of new value chain frontiers. Both local and foreign investors are important drivers for these developments. An important policy question is to what extent insertion in a value chain affects food system in both rural and urban settings. We use participatory data collection tools guided by the concepts of translocal development, development corridors and development chains to explore how food systems are impacted by expanding value chain frontiers in Ethiopia. Results show the presence of many complex feedback mechanisms between new value chains and existing food systems. The developmental outcomes are both positive and negative depending on a multitude of factors, ranging from the presences of pre-existing institutional pluralism to the type of land converted and its previous use. Insertion in value chains is found to trigger the improvement of productions of particular crops, but the resulting economic development is usually unevenly distributed.

Hydropower-induced displacement in Central Vietnam: the effect of compensation and resettlement programs on affected communities' food security

Klaske de Vries, Utrecht University, the Netherlands

vries.klaske@gmail.com

While proponents of hydroelectric development emphasize its' main advantages in generating green and renewable energy, and reducing the dependency on fossil fuels, more and more development-

induced displacement and resettlement (DIDR) research emphasizes the negative impact hydropower development has on local communities and the environment. This study explores and compares the influence of the compensation programs and the subsequent displacement on food security for three affected communities affected by the construction of two hydropower dams in Thua Thien Hue province, Vietnam.

This paper examines the compensation packages of affected households and compares their food situations before and after displacement. Also, their strategies in reconstructing livelihoods are elaborated.

Compensation programs mainly consist of money, supplemented by a resettlement house, and some land. The affected people mainly belong to ethnic minorities, and tend to spend the compensation money on luxury products like motorbikes, rather than investments or savings for the future. As a result, their funds tend to run out in a few years after resettlement. Furthermore, the lack of available fertile land in the resettlement area compromises their ability to maintain their main livelihood strategy of farming, or switching to another source of income.

As all affected households tend to face the same conditions – they all lack sufficient and varied food – mutual assistance is common and social networks present important security mechanisms when facing deterioration of food conditions. People tend to help neighbors first; relatives come second. Also, informal social systems preserve excess food which is distributed among the poorest households in the village before the Tet (New Year) Festival.

Finally, some suggestions for improvement of compensation policies are made.

The Bitter Sweet Taste of Urban expansion and its effect on food security in the peri-urban areas of Hué, Vietnam

Laila Bouallouch, Utrecht University, the Netherlands

l.bouallouch@students.uu.nl

Agriculture on the fringes of cities across the globe is increasingly perceived as making an important contribution to urban sustainability. As Vietnamese cities continue to expand and encroach on their peri-urban peripheries, there is rising concern about loss of farmland to housing. This study documents how the implementation of the land tenure policy of the Vietnamese government has affected the agricultural sector, livelihood strategies and food security of (former) farmers in Xuân Hòa village in Thừa Thiên-Huế Province. In this study, the types of shocks are investigated on their effects on food security, as are coping strategies. In addition to the four pillars of food security - availability; accessibility; utilization and stability – the study also includes overconsumption as food insecurity.

The study shows that land loss, unemployment and illness or death of a household member are the common shocks in the village. In coping with shocks, most households adopt an ex-ante risk management strategy. The coping strategies vary with household characteristics such as size, age and gender, and with assets such as land and livestock. Land losses are seen to force increased expenditures on food while illness reduced consumption of rice.

Land loss is seen to affect a shift in diets as protein-rich foods are too expensive and people (children) need to resort to cheap foods like instant noodles rather than preferred food such as sweet potatoes and beef. Access to food is largely mediated by amount of cash available. Rice is most important to the poorest groups as it provides 78% of their daily calories and accounts for half of their food budget. Although urbanisation leads to higher demand for food that in turn stimulates local production, food production of the affected peri-urban households decreases: the land loss group produces 17kg of rice per month compared to 26kg in the control group.

Food safety is increasingly an issue as households convert to buying food. Control of imported foods, especially from China, is still weak. Dairy products, confectionary, fresh fruit and vegetables, and pig and poultry internal organs are prone to high levels of dangerous substances and the use of chemicals for preservation. Meanwhile, food stability is an issue due to shocks such as land loss, unemployment and lack of a safety net. At the same time, overconsumption and unhealthy eating habits are on the rise as consequences of the nutritional transition towards buying food.

J. Climate change and property rights

Chair: Fennie van Straalen, Thomaas Hartmann and Michelle Nuijen, Utrecht University

Thursday 30 June 13.30 – 15.00 Bibliotheek

Socio-economic losses induced by land subsidence in Indonesia

Erlis Saputra, Utrecht University, the Netherlands

E.Saputra@uu.nl

Land subsidence, induced by natural and anthropogenic processes, caused serious socio-economic losses for households. In this paper, we established impacts of land subsidence for socio-economic status of households, such as houses, income, expenses, health, and work, in three case study areas in Indonesia. We conducted surveys of 330 land users in the most rapid land subsidence areas. The results show that: 1) not all of the land users realized that they are affected by land subsidence, which are 274 affected land users. Most of them recognized the land subsidence from a number of impacts, such as damaged-house and flood or tidal inundation, 2) over half of respondents spent extra expenses to deal with land subsidence. Approximately 22.2 percent of them spent over USD 400 per year to rehabilitate the damaged-house. It means they must boost about 35.7 percent of their average income to cover the costs, however only 0.5 percent of them have extra income from side jobs, 3) the land subsidence affected the income of 110 respondents, mostly by decrease their direct income and land production. More than half of losses income is under USD 100 per year but 10 percent is more than USD 400 per year, and 4) the land subsidence caused health problem, unemployment, or changes in working hours. We conclude that land subsidence must be the concern of governments since it causes serious losses for households.

Key words: socio-economic losses, households, land subsidence, Indonesia

Exploring the climate change, land grabbing, and migration nexus in the context of urbanisation. Insights from Senegal and Cambodia

Sara Vigil, University of Liege, Belgium

Sara.Vigil@ulg.ac.be

Whilst the human rights consequences of land grabbing have been well documented, and the study of the connections between climate change and mobility have made substantial progress, very little attention has been given to the interactions between (in)direct climate change impacts, land grabs, and (im)mobility. Despite the connections between land rights and migration, and some references to displacement and migration in the existing literature on land grabbing, the complex relationship between these issues still remains theoretically and empirically underexplored. Based on a multi-case and multi-sited qualitative study in both Senegal and Cambodia, involving more than 150 participants in semi-structured interviews and focus groups affected by four different agribusiness projects, this paper will show how these three major contemporary challenges are interrelated, and what 'land grabbing-induced migration' will entail for the resilience of vulnerable populations in both rural and urban areas. While migration is often regarded as an adaptation and livelihood diversification strategy, rural-urban migration in both Senegal and Cambodia has coincided with high unemployment and poverty rates in urban areas with migrants often settling in the most environmentally vulnerable zones. Notwithstanding context specificities, findings across all areas show that 1/ when land transactions fail to follow a human rights-based framework with full consideration of existing land rights, they result in added socio-environmental pressures that deeply affect forced (im)mobility outcomes, that 2/ large-scale land acquisitions leading to forced displacement are decreasing the resilience of both rural and urban communities, and that 3/ fragmented research areas and governance structures hinder the possibility of effective responses to these challenges.

Community-based governance of land security in climate-induced relocation in the Pacific region

Dalila Gharbaou, University of Liege, Belgium and University of Canterbury, New-Zealand

dalila.gharbaoui@gmail.com

Retreating from affected coastal areas through migration as an adaptive strategy to changes in environmental patterns has always been part of the Pacific Islands communities' culture and practices. Community-based protection strategies and methods to cope with the adverse effects of natural disasters in the region is integrated in their traditions for millenaries. Local relocation in the Pacific can be either within or beyond the land tenure boundaries of the affected communities, planning for relocation within the customary land minimizes post-relocation vulnerability associated with land-based conflicts and allows a preservation of social cohesion crucial for the Pacific Island communities' survival.

The paper studies evidences from Fiji, New Caledonia and Solomon Islands ethnographic field research that have shown that loss of culture are unavoidable results of relocation if customary land tenure is not considered at very early stage at relocation process. Good governance and best

practice addressing limits to adaptation should include this dimension. Post-relocation vulnerability associated to land-based conflicts and the loss of customary land systems need to be considered when planning for relocation as sustainable adaptation strategy to climate change in the Pacific region. The diversity of customary land rights in the Pacific makes relocation a particularly complex process that needs to include negotiation over land at early stages of the process, including Governments, local leaders and both relocatees and hosting communities. Understanding this dimension is crucial and without deep comprehension of community-based adaptation strategies and planning around land management, the relocation process is likely to be unsustainable as it will lack the important cultural heritage and the essential link between Islanders and their land, which is considered an extension of one's own self.

Customary authorities and institutions are legitimate governance actors holding their own governance mechanisms in the Pacific region. Strategies addressing land governance and climate change adaptation in the Pacific should include both state-based governance mechanisms combined with customary non-state institutions. In order to combine those two forms of governance, it is necessary to include traditional authorities to the decision-making process on relocation. This cannot be done without a deep respect for their view of the world, a profound understanding of how they represent climate change and migration within their belief systems and how traditional knowledge directly addresses those questions.

Farmland investment strategies and risk in Romania

Anna Hajdu and Oane Visser, International Institute of Social Science (ISS) Erasmus University Rotterdam, the Netherlands

visser@iss.nl

This study aims to provide insight in the variety of farmland investment strategies that can be observed in a country like Romania, by mapping different farmland strategies and connecting them to ways of coping with risk, climate risk being one of the major risks. In Romania one can observe a wide range of actors in agriculture (ranging from small-scale (semi) subsistence farms, small, medium and large farmers up to large agro-companies), with an even greater variety of financial backers (such as Romanian oligarchs, private equity funds, real estate companies and family funds). These different farmland actors, we will show, have different time horizons, revenue targets, and aims in terms of production or speculation. This in turn has implications in terms of the land use, and ways of mitigating climate risk.

Romania is an interesting case to study farmland investments, as it is considered the country with the largest share of farmland owned by foreigners in Europe (12% in 2012).

By paying attention to the diversity of farm categories and investment strategies, and studying them within the EU (an understudied area within the land grab literature), this contribution is expected to provide novel insights into the dynamics of farmland investment and the interplay of factors that make (or unmake) a land rush.

K. Land administration and smart solutions (Part I): Fit for Purpose

Chair: Christelle van der Berg, Kadaster International

Friday 1 July 10.20 – 11.50 Bibliotheek

An exploration of future land dynamics in Cuba

Kees de Zeeuw, Kadaster Internatioal, the Netherlands

Kees.Zeeuw@kadaster.nl

At the LANDAC conference, we would like to present a poster on the challenges in land administration in Cuba, linking the rural and the urban. In recent years, Cuba has shown more openness to modernisation of the country. Last August, the US embassy even opened again after 54 years of absence, and at the VN meeting in September, ties between Cuba and the western international community deepened further. Up until 2013 the real estate market was more or less absent in Cuba: people were only allowed to swap houses. Recently, it has become possible to buy and sell real estate leases with within certain restrictions. Mortgages and loans for citizens based on real estate pledges are not yet possible.

Several challenges can be defined related to the emerging real estate property market in Cuba, such as the acquisition of old mansions in the historic centre of Havana (current inhabitants are eager to sell!), the pressure on the coastal areas for tourism (golf courses!), and there is a lot of debate on the property claims of Cuban Americans (after the Cuban revolution, many private properties were nationalised, as was the case in the countries of the former Eastern Europe; it is estimated by the federal “Foreign Claims Settlement Commission” of the USA that the claims for confiscated property in Cuba amounts to \$7 billion or more).

In a state lead economy like Cuba, spatial planning is self-evident. But what will happen with land in Cuba as it opens up? What changes will present themselves in the linkages between the urban and the rural? At the LANDAC conference, a poster will be presented on future land scenarios in Cuba, based on a desk review and two work visits to Cuba (2015, 2016).

An Insight into a Property Rights Definition: From Clans to Countries

Ken Rayner, Advanced Valuations and the University of Technology Sydney, Australia

ken.rayner@advancedvaluations.com.au

The global land rush in urban and peri-urban area has highlighted the increasing land scarcity, reinforcing the importance of property rights. Property rights are considered in modern society to be a legal concept of the legal domain and are increasingly taking a divergent form of interests.

The concept of property rights has not always been a legal construct, with the basics being based upon other enforceable foundations in earlier cultures. “Property Rights” in the modern sense might be considered to be a legal facsimile of a more fundamental concept.

The paper examines the fundamentals of landed property rights drawing upon ancient societies with reference to the Australian Aboriginal clan community, in order to give an insight into the development and operation of what these property rights are and how society administers them.

The results indicate that the concept of what Property Rights are, involves the resolution of a series of individual conflicts by a society's administrative structure. That administrative structure in modern society, is the legal system. The concept of Property Rights increases in importance and complexity as the population of that administrative area increases and accordingly the number of conflicts increases. The society's administrative structure adapts to accommodate the resolution of the conflicts.

The paper finds that the legal system is one administrative system which oversees the resolution of individual property rights conflicts.

Key words: property rights, defined, conflict, land

References: Cole, DH and Grossman, PZ, (2002), "The Meaning of Property Rights: Law versus Economics?"

Valuation of informal/unregistered land – what's the problem?

James Kavanagh MRICS (presenter) and Frances Plimmer FRICS, Royal Institute of Chartered Surveyors Land Group

jkavanagh@rics.org

Social and economic development in those parts of the world where land rights or land title are not formalized or registered relies heavily on the ability of "owners" to use their land as a tradable commodity, either for exchange in an open market or as collateral for a loan. For these (and other purposes), the valuation of the rights, restrictions and responsibilities attached to unregistered land is an essential component. This is particularly important as the developing world enters a period of rapid urbanization and the traditional structure and concepts surrounding rural/urban/peri-urban land breaks down under intense infrastructure development pressure. But is it possible to value rights etc., in unregistered land? And is the attribution of value along with progressive taxation/compensation a pre-cursor to the establishment of land rights and formalization? The valuation profession has well established techniques to arrive at "values" for a whole range of purposes which have been tried and tested on secure property rights. These are based, to a greater or lesser extent, on the analysis of data from sales of comparable properties in the market. Where there is developed, active, transparent real estate market in which all types of properties are traded, and a body of skilled, experienced professionals to undertake the work, valuation can be a reliable process. But without such a market to provide the necessary data for comparative purposes and without an adequate number such individuals, is valuation as normally understood impossible? Can these methodologies be adapted for situations where there is no discernible market? How relevant are they when security of tenure is in doubt? Do we need new methodologies, new ways of treating the rights in the real estate asset to be valued? Can the emerging discipline of ecosystem valuation be incorporated into a new land value model? And just how does the wider picture of land economics, land investment and land markets impact on methodologies? This paper reports on the growing debate generated by UN Habitat (GLTN), FIG, World Bank, FAO and partners into how the

valuation process should respond to the “valuation problem”. In addition, the paper reflects on definitions of “value” in various circumstances and the perceptions and apparent needs of stakeholders who request valuations of real estate. It is concluded that there is a misperception of the term “value” which may be a more significant problem in achieving satisfactory outcomes in the many and varied circumstances that a lack of formal title when a valuation of unregistered land is required. The development of transparent and active property markets are pre-requisites for valuers to undertake traditional methods of valuation, which are well capable of dealing with the risk associated with unregistered land title.

Key words: Real Estate Markets; Risk; Valuation; Valuation Methodology; Unregistered Land

L. Land administration and smart solutions (Part II)

Chair: Dimo Todorovski, ITC University of Twente

Friday 1 July 12.00 – 13.30 Bibliotheek

Integrated management of urban and rural land by public authorities: the case of Benin

Elisabeth Heins-Wunderle, VNG International

elisabeth.wunderle@vng.nl

In Benin, land management has long been marked by a dualism between customary and modern law and a dualism in urban and rural land on creating enormous difficulties for a coherent and forward-looking spatial planning that integrates development needs cities with the need to preserve the rural environment.

In the Municipality of Dogbo for example, increasing urbanization causes of land conflicts as the city begins to extend to the rural areas forcing the local government to think about approaches to solutions that are not always the most efficient. The cities are growing at great speed and threaten agricultural development if reforms are not made to manage territories encompassing the specific needs of cities and rural areas.

Faced with this challenge, Benin embarked on a land reform that led to the enactment of Law No. 2013-001 of 14 August 2013 on the Code Foncier et Domanial (CFD). The main innovation of this Land Code is the introduction of the Certificate of Land Ownership as the only title in urban and rural areas. The objective is to better manage the land to facilitate the harmonious development of cities while preserving the countryside.

These changes introduced by the law are applied on the local level in the municipalities of Dogbo and Klouékanmè in the framework of the Project Foncier Local (PFL, 2015-2018). The project serves as pilot for the experimentation of the new law and its applicability on the local level. First findings will be presented during the LandAc Conference in June 2016.

Linking land use, tenure, and consolidation in Rwanda: a tale of two cases

Innocent Rubanje, Rohan Bennett (presenter), Anton Vrieling and Kwabena Asiana, ITC University of Twente, the Netherlands

i.rubanje@student.utwente.nl

Land consolidation can be used for agriculture transformation and rural development. It is implemented differently depending on the country context. However, it generally uses land tenure information, specifically for identification of the existing situation, potential changes, and updating the new situation. Therefore, the registered information of people-to-land relationship may be necessary to facilitate the implementation of land consolidation. Rwanda commenced implementation in 2008 under the crop intensification program (CIP). The project started before Rwanda's land tenure regularisation (LTR) program: from 2009 up to 2013, the country compiled a complete record of land tenure information. The aim of this study is to determine the role of land tenure information in Rwanda's LUC programs. It focuses on how land tenure information was used prior to, and after LTR. It builds on information from the interviews with government officials and from the farmers study areas. The analysis of laws and policies, spatial data analysis was used too. The results show that prior to LTR, the information used to conduct LUC was from the local community. This was because land tenure information was not registered. In the post LTR period, the registered land tenure information from LTR began to be used in LUC programs. Although the registered land tenure information is available, only the cadastral shape file is used, in the sense of facilitating the process of expropriation and compensation. This is done only when the project changes the parcel sizes. However, the results from the study areas revealed that the existing rights and responsibilities are changed due to LUC activities. Thus, information on people-to-land relationship is needed in this program. In addition, there are ideas for better use of land tenure information in this program - for proper land use planning, for land rights recognition, and to facilitate land administration updating and maintenance.

An experience of Regularization Private Urban in Brazil: the case of Terra Nova Urban Land Regularization Ltda.

Ana Paula Bueno, UNICAMP Brazil

anapsbueno@gmail.com

In Brazil, as in many developing countries, the uncontrolled urbanization has happened largely through informal and illegal settlements. This has resulted in a vicious circle of illegality, which all too often is powered by the discontinuity of public policy or political interests.

In this article we will show the methodology and evaluate the company Terra Nova Regularization Urban Ltd. that is regularizing urban slums using conflict mediation procedures. As the beneficiaries pay for the regularization and a private social company is able to make profit, it is a viable alternative to solve the urban illegal occupation through civil society participation. A private company solving these problems, making the property transmission on a large scale possible; reducing public investment needs and creating the conditions for a real democratic participation of the population involved, makes this case unique.

The methodology will be presented based on the companies fifteen years' experience regularizing different illegal settlements around the country (2.5 million of square meters and 22 thousand families). The evaluation will be done more profoundly based on the regularizing process of Vila Marinho Paranagua (PR). Besides the direct costs and revenues from it, the study will analyse its impacts on the land prices and other indirect benefits.

The article is divided into four items; the first will analyse the legal and institutional framework of urban regularization and its problems. The second will show the land regularization process methodology used by the company with emphasis on popular participation in regularization. The third will evaluate the cost/benefices of the process. The fourth item will analyse the indirect benefices of the regularization manly on land prices.

Land Market Dynamics on an expanding frontier: Investment in Brazil

Gabriel Siqueira (presenter), Vitor Fernandes and Bastiaan Reydon, UNICAMP Brazil

vitorbukvar@gmail.com

g.pansani.s@gmail.com

Throughout the last years, the expansion locus of the Brazilian agricultural frontier has been in the cerrado region, more specifically the region called MATOPIBA, comprised by savannah-like areas in four different states (Maranhão, Tocantins, Piauí and Bahia) which are located in the north and northeastern region of the country. This process is transforming these natural cerrado into large-scale crop production (mainly soya and cotton).

This research paper aims to show a more recent pattern of second wave investments in this frontier, aimed at inferior quality land in the MATOPIBA area. More specifically, our aim is to analyze the land price dynamics on those second-best areas around the best land available in different regions of the MATOPIBA to check if there is a strong speculative drive in the increase in land prices.

For this we organized the paper in 4 sections: 1) literature review of land price dynamics in the Brazilian agricultural frontier, 2) analysis of the land price trends in the frontier and consolidated areas, 3) presentation and analysis of the field research data on land transactions over the last five years, 4) concluding remarks and policy proposals for securing land property rights and improving land governance over the MATOPIBA region.

Key words: Frontier, Land Market, Brazil

M. Land governance: The case of Indonesia

Chair: Laurens Bakker, University of Amsterdam

Friday 1 July 14.30 -16.00 Bibliotheek

Business and Pre-Litigation Strategies on Land Acquisition for Urban Development: An example from Indonesia

Santy Kouwagam, Van Vollenhoven Institute, Leiden University, the Netherlands

s.u.kouwagam@law.leidenuniv.nl

When talking about land, we have been focusing on rights to land, tenure security, land-grabbing, as well as disputes and conflicts. But do all those matter for business? No matter how much businesses portray themselves to be the proponents of socially responsible and environmentally sustainable practices, some of the main goal of business is profit, efficiency and predictability. Business law and rules on corporate governance are supposed to make sure companies function and compete effectively and ethically. But do we know business culture enough to measure whether or not laws and regulations are sufficient to provide safeguards from unethical business practices?

In this paper I will use an example from Indonesia to draw a picture of typical land acquisition mechanisms for urban development projects and describe the business culture involved. From the perspective of contracts, private law, and regulations on corporate governance, I will show how businesses are organized, how they manage risks in business relationships and project distress in Indonesia, outside of, and before going to court. The result of this will be a better insight into the role of business law in land-related debates; how legal uncertainty creates opportunity and as a tool to manage risks. In the end, recommendations for reform will be given.

Regional governments and the struggle for customary land rights in South-Sulawesi, Indonesia

Willem van der Muur, Van Vollenhoven Institute, Leiden University, the Netherlands

w.e.van.der.muur@law.leidenuniv.nl

Indonesian law grants provincial and district governments with the authority to legally recognize customary (adat) law communities and their territories. Such recognition however rarely materializes. In reality most land particularly outside Java has customary owners who are well-known within their community. The gap between formal law and the sense of right has for decades led to contentious politics over land rights. These pit local communities against plantation companies and their government and security agency allies. This paper analyses the role of regional governments in various land disputes in South Sulawesi province. It finds that post-1998 democracy talk strengthened the framing discourse of customary land rights claims. The global indigenous rights movement also became an ally. However, the decentralized regional governments studied in South-Sulawesi have generally not been more inclined to concede claims. Instead, they have given in to some land claims and even legitimized them, only to reject them at a later point. By doing so, regional governments seek both to preserve an image of flexible authority, and to maintain a bargaining position between the various parties involved in land disputes. As a result, citizenship practices between rural social movements and urban or peri-urban power centres appear to be stuck in a permanent theatre of negotiation without resolution.

Contestation over access and control of natural resources in post-peace accord Aceh

Farwiza Farhan, Radboud University Nijmegen, the Netherlands and Yayasan HAKA Aceh, Indonesia

farwiza@gmail.com

Legal allocation of lands and natural resources has always been a source of conflicts in Indonesia. In Aceh, the contestation over access to natural resources has fuelled a decades-long conflict, followed by redesigns of access and redistribution of natural resource wealth after the post-peace accord and post-tsunami reconstruction. This paper will address the ongoing contestation over access and control of natural resources through the lenses of both Aceh's government's drive for economic development and NGOs', communities and international supporters' emphasis on nature conservation. Using the provincial spatial plan and related regulations as a case study, I seek to identify factors that shaped policy and decision making as well as relationships between private sectors, policy makers, communities and civil society. In doing so, I seek to come to an understanding of collisions between interests: the role of the conservation versus development dialectic, short term gain versus long term growth, as well as competition between wider public and private sectors.

Bridging the gap between participatory mapping and government registrations

Peter Laarakker, Kadaster International and Madeleine Brassler, Oxfam Novib, the Netherlands

pmlaarakker@gmail.com

JKPP (Indonesian Community Mapping Network) has executed various participatory mapping and planning projects over the past years in Kalimantan and Sulawesi, Indonesia. These projects are meant to enable local communities to organize, manage and control the use of land in their livelihood areas. Through the secured individual and communal land rights Indonesian (indigenous) communities, both men and women, can ensure their food security. JKPP has been supported by Oxfam Novib in the framework of a long term program on sustainable palm oil production, where land rights have been put central. The support is meant to test and improve the participatory methodology on Sustainable Land Use Planning, and to promote its scaling at district level throughout Indonesia as an important indispensable part of sound spatial planning.

The government of Indonesia has introduced the ONE-MAP policy. This policy aims to solve the inconsistencies and possible contradictions in the information that is managed by various involved government agencies and the differences between that information and the situation in reality as experienced by citizens. Next to that a number of court rulings and new government regulations have created a window of opportunity for solving land conflicts.

The responsibility for the implementation of the ONE-MAP policy lies with the geospatial information agency BIG. JKPP has engaged with BIG to have their community maps accepted in the ONE-MAP database. A number of technical, legal and political issues have risen that impede the acceptance of the JKPP maps. The government regulations about mapping are still very strict and laborious. Besides that BIG has limited authority on legal issues.

Oxfam in close collaboration with JKPP have elaborated a project to identify these impediments and to formulate directions for solution. Kadaster Netherlands has been asked to support to bridge the gap between participatory mapping and government registrations.

Regulating the land needs of bird's nest domestication in urban Indonesia

Laurens Bakker, University of Amsterdam, the Netherlands

l.g.h.bakker@uva.nl

Demand for edible bird's nests has given rise to a construction boom of dedicated nest-houses in various areas of Indonesia. Oftentimes, these houses are constructed in urban areas for reasons of convenience and security. To the local population, however, they frequently pose a source of noise, smell and pollution. In reaction, many city councils have passed legislation aimed at regulating bird-nest farming in urban areas. Yet the implementation of this legislation is often found wanting.

In this paper I discuss three related issues in considering the regulation of bird's nest domestication in urban areas. First are the pros and cons of an urban location for these activities as argued by stakeholders, second are the municipal bylaws and their contents, while the third point pertains to the effects of these bylaws and the reasons for such outcomes. As such, the paper departs from a discussion of the real and perceived (dis)advantages of urban nest-farming, moves on to an inventory of whether (and, if so, how) these issues are addressed by the bylaws, in order to come to a socio-political analysis of the ensuing situation in terms of stakeholders' interests and relations.

Policy and practice sessions

N. Expert Round Table: On the road to Habitat III – the New Urban Agenda

Chair: Dr. Emiel Wegelin, UrbAct/IDS Utrecht University

Thursday 30 June 13.30 – 15.00 Auditorium

Participants:

Paulis Kulikauskas, Office for Europe and European Institutions UN-Habitat, Brussels

Jan Fransen, Deputy-Director, Institute for Housing and Urban Development Studies (IHS), Rotterdam

Mart Grisel, Director, European Urban Knowledge Network (EUKN), The Hague, and expert in the Habitat III governance policy unit

Maurice van Beers, Habitat III focal point, Ministry of Foreign Affairs, The Hague (tbc)

O. The Human Cities Coalition: Forming coalitions of the willing – the potential applicability of the HCC approach

Chair: Marius Stehouwer, Human Cities Coalition/LIFT Cities

Thursday 30 June 15.30 – 17.00 Auditorium

Participants:

Menno van der Veen (University of Amsterdam, the Netherlands and Tertium) will introduce collaborative area re-development in Bronx, New York. Civil society and private sector jointly took the initiative for the neighborhood's re-design, and public administration put itself more in the role of 'follower'. Menno will illustrate the productivity of an approach in which stakeholders are committed to search in a creative way for 'mutual gains', in line with the Harvard method of negotiations.

Ana Bueno (Sao Paulo, UNICAMP Brazil) will show how the operations of a private company (Terra Nova Regularization Urban Ltd.) can help create land security for slum dwellers by services of mediation and regularization. This transformation process generates multiple benefits, serving the interests of public administration (reduced public investment needs), the slum dwellers and at the same time enhancing a process of socio-economic development.

Mark Oranje (University of Pretoria, South Africa) will describe the current constraints and challenges in South Africa's land use planning, in particular in Gauteng province. The current models that are practiced are either too exclusive and elitist (private sector initiative, preoccupied with the interests of middle and higher income) or economically not viable. Mark will introduce the features and potential added value in South Africa of a third model, an innovative approach in which private sector, civil society and public administration cooperate and are willing "to go the extra mile", a coalition of the willing.

Prof. Dr. Annelies Zoomers (University of Utrecht, the Netherlands and chair of LANDac) will be discussant and provide her first comments on the three cases, based on her work experiences with land-related multi-stakeholder platforms

P. VGGT, SDGs and Habitat III

Chair: Femke van Noorloos, Utrecht University

Friday 1 July 10.20 – 11.50 Auditorium

Large-scale land acquisitions: a comparative analysis of governance systems of Ethiopia and Tanzania

Atakilte Beyene, Nordic Africa Institute, Sweden

atakilte.beyene@nai.uu.se

As in many other African countries, both Tanzania and Ethiopia are transferring extensive territorial resources to different actors including their own corporates, other sovereign states, and foreign and domestic private investors. Agricultural policies of both countries emphasize the need for external investment, modernization of the agricultural sector and the utilization of rural resources to achieve economic development. Much of this policy orientation, however, leans towards promoting export-

oriented, large-scale and commercial agricultural systems. As a result, large tracks of land and water basins have been transferred to domestic and foreign companies over the past few years.

Recent studies on the current large-scale land and water acquisitions from both countries suggest that, among others factors, governance structures of, access to and control over natural resources are critical aspects of the transfers. This is despite the fact that both countries exhibit marked differences in their historical and contextual conditions of governance systems of their natural resources. While Tanzania has been appreciated for promoting and institutionalizing village and local levels of natural resources management and governance systems, Ethiopia on the other hand stands out as a country where the State plays dominant role in governance systems of natural resources.

This paper aims to explore why, despite the marked differences in governance systems, some of the large-scale land and water acquisitions face similar challenges when implemented. What other common attributes and factors can be identified in order to explain the challenges in the current large-scale land and water acquisitions? Beyond the reported challenges of large-scale land and water transfers, the paper will also explore whether there are other disparities between the countries in their large-scale agricultural investment patterns?

Access to land and responsible management of natural resources: Case studies in Lazio Region and Rome Municipality – Italy on implementation of VGGT as a tool for improving land governance

Leonardo Gallico, Consultant – Natural Resource Management

lgallico@libero.it

After the endorsement of the VGGT (Voluntary Guidelines on the responsible Governance of Tenure), by the UN Committee on World Food Security (CFS) rise up an increasing need to start developing capacity material based on field experiences that CSOs and farmers have undergone to implement the soft law at grassroots level.

Europe, is not free from problems connected with access to land and tenure management. There is a need today to reform the current system of land and natural resource governance in Europe, due to land ownership concentration that emerged over the past 50 years reinforced by market dynamics and institutional rules.

The research, aims to identify tools and methodologies for improving access and rights to sustainable land tenure and management in Europe, taking into consideration principles stated in the VGGT as a possible framework, with the following two objectives:

1. To provide useful feedback to local authorities on how to fulfil the VGGT goals through innovative governance practices on publicly-owned land;
2. To provide a general framework for assessing the fulfilment of criteria defined by the VGGT in local initiatives.

The methodology and the Analysis tool used for fieldwork can be appropriately adopted to further support national institutions working on pro-poor approaches in order to assess land tenures on

public land in their countries. This material will complement their own strengths in becoming active partners in the development and implementation of the needed policies.

Field-activities emphasize how the process of managing publicly owned land was handled at a local level (Lazio region and Rome Municipality) with reference to the VGGT statements. Case studies enabled a deepening of pivotal features for public land governance at a local level, as well as a collection of proposals for improving the management of this public asset.

White Paper on Due Diligence from ABN Amro and Solidaridad

Katie Minderhoud, Solidaridad and Marijn de Haas (presenter), ABN Amro

marijn.de.haas@nl.abnamro.com

This White Paper is developed in the context of the VGGT Case Team, where public, private and civil society actors together discussed and analysed the opportunities and challenges of implementation of the VGGT. The VGGT and Land Tenure in general should be a part of due diligence procedures for land based investments. Due diligence is a critical procedure for private sector and financial institutions to address and identify potential risks in land based investments that actors can be cause, can contribute or be linked to in the light of the Un Guiding Principles. Identification of risks and implementation of risk mitigation measures are key to responsibly address potential land governance challenges that could arise in response to investments or project finance.

In this paper, questions are drafted to help operationalize the VGGT criteria in practice by actors in the private sector, government and civil society. The drafted questions can be implemented in existing environmental and social due diligence, or can be used as a discussion tool with third parties. The questions reflect the general issues of Land Tenure and are based on the VGGT. These questions are applicable in any type of due diligence procedure.

This paper focusses on Financial Institutions, Civil Society Organizations, Private sector companies and Governmental Agencies and aims to provide a practical guidance how to assess their clients, partners and themselves on land tenure rights.

- **Financial Institutions** have a responsibility to address risks related to land rights. Although the relationships will differ between direct client support, project finance or investment funds, any lender or investor should support respect for land (use) rights and mitigation of adverse impacts related to land use or acquisition.
- **Companies** have a responsibility to implement and promote respect for land rights and mitigation of negative impacts related to land use or acquisition resulting from or linked to their operations.
- **Civil society organizations** have a responsibility to assess their (private sector) partners and conduct a due diligence sensitive to land issues before entering into partnership. This is an exercise to mitigate risks but also a way of working which sets an example towards other organizations, companies and government how respect for land rights is brought into practice.
- **Governmental Agencies** have the responsibility to promote land rights in their countries, and to implement due diligence on land rights in their own supplier code of conducts and private sector instruments.

A localization framework for creating an information ecosystem based on Linked Open Data (LOD) by The Land Portal Foundation

Laura Meggiolaro, The Land Portal Foundation

laura.meggiolaro@landportal.info

As efforts to scale up systems for promoting responsible land governance advance in the context of widespread global urbanization, it is important to create tools that promote responsible land governance that capture and promote the views of vulnerable land users, including indigenous peoples, pastoralists, the poor and other groups who face extensive challenges in having their voices be taken into consideration when establishing and implementing land policies. Despite extensive efforts from diverse initiatives around the world, information on land governance and land use produced by diverse sources, including governments, academia, international organizations, indigenous peoples and non-governmental organizations, remains fragmented and inaccessible, and the perspectives of affected land users have been only marginally incorporated into disparate systems for knowledge management. This presentation will highlight a localization framework for creating an information ecosystem based upon Linked Open Data (LOD), employing several examples of partnerships between the Land Portal Foundation and organizations in the South to ensure that local perspectives on land rights and land use are better incorporated and given more visibility on a global level, while simultaneously helping local organizations to improve accessibility and use of information about land at national and local levels. This paper will demonstrate the effectiveness of a collaborative model that both supports local developmental initiatives and introduces a substantial element of sustainability into the information ecosystem by reducing dependencies on single links and valuing connections between large scale information platforms and local content producers. This interactive presentation will discuss how partnerships between the Land Portal and data providers in the South can generate and integrate local content about land issues, stimulate debate and national, regional and global levels and substantially contribute to the development of the corresponding land information ecosystem locally and globally.

Expropriation and the VGGT

Leon Verstappen, University of Groningen, the Netherlands

l.c.a.verstappen@rug.nl

A sustainable society requires that laws and legal procedures meet good governance standards. This is necessary for economic growth, democratic development, and the prevention of social conflict in general. One may argue that in such a society, the best ways to regulate a problem, be it environmental, economic, social, or otherwise, are through a combination of efficiency, democracy, transparency, accountability, along with respect for human rights and the rule of law. This best model of governance advocated through the sustainable societies initiative should also be pursued when it comes to expropriation.

Expropriation exemplifies an area of the law in which public interests meet and compete with private interests. Private law is based upon two principles of legal freedom: full legal capacity of every person to perform juristic acts and the private ownership of property. Limitation of these

fundamental rights affects the individual's drive towards self-fulfilment and prosperity. Nevertheless, expropriation encroaches on property rights for a good reason: a public purpose that is considered to be more important than the private interests of a property owner. According to the legality principle, the action of any State authority must be based upon a statutory duty or provision. Expropriation constitutes an exercise of the State's power of eminent domain and is also subject to the principle of legality. The legality principle is a fundamental part of the protection of rights because it limits the capacity of the State to act, especially when it concerns expropriation.

This paper highlights some of the most basic questions with regard to expropriation, thereby explaining the relevance of scrutinizing the requirement of public interest or public purpose in expropriation law. At the end, it raises the question whether it is necessary to reconceptualise expropriation in light of the recent adoption of the Voluntary Guidelines on land tenure.

The Trends and Dynamics of Land Grab and its Impact on Smallholder Farmers, Women and the Environment

Ebenezer Kyei Bediako, Civil Society Coalition on Land, Ghana

ambitiouskyei@gmail.com

OVERVIEW ON LAND IN GHANA

The Government and its partners have made significant strides in improving Land Governance and Administration in Ghana. This is evidence in the implementation of the Ghana Land Administration Project (LAP- 1 & 2) and other policy interventions to strengthen and consolidate land administration and management systems for efficient and transparent land service delivery. The project has concentrated on removing business process bottlenecks, promoting transparency and addressing the various challenges with the view of improving efficiency in the delivery of land services and increasing tenure security.

These have become necessary as a result of the scarcity of land, the indiscipline in the land market and the value attached to it there of as a fundamental economic and social asset which serves as a source of livelihood and social identity and a pivot for socio- economic development.

Ghana Land Administration Project through its strategies and interventions has supported the various Land Sector Agencies through logistics support, capacity building trainings among others. Notwithstanding the LAP and other interventions, large scale land acquisition is on the increase and the trends and dynamics keeps on changing.

TRENDS AND DYNAMICS

The demand for land for Agricultural Investment, infrastructure and estate development, mining and other Land Use forms were in the small to medium scale with limited associated impacts on women, smallholder farmers and the youth. Over the years these trends have changed from these scales to large and commercial scales where several tracts of land have been acquired for Mono crops such as Cassava, rubber plantations, jatropha plants etc. In Ghana large tracts of land have been taken in the name of Agricultural Investment in Amantin, Atebubu, Kintampo, Buipe, Yapei and other food basket areas.

Though the 1992 Ghana constitution bans the creation of freehold interests in favour of foreigners and states that a non-citizen cannot be granted leasehold for a term exceeding 50 years (Sarpong, 2006). Ghana in the quest to attract foreign direct investment into the economy, has adopted liberal regulatory regimes, especially in sectors like agriculture and mining. This has led to a proliferation of mining projects initiated mostly by foreign multinational corporations or their subsidiaries, but mineral rights belong to the state and as such mines can proliferate on non- state land (Sarpong, 2006). These mining activities actually intervene with agricultural activities.

Large scale acquisitions of land for agriculture and biofuel are taking place. In 2010, a total of 17 commercial biofuel developments were identified. Fifteen of these companies are foreign- owned and/or financed by the Ghanaian diaspora, with all but one adopting business models that require large-scale plantations of more than 1,000 hectares. However, only anecdotal and inaccurate information is available on the nature and scale of large-scale foreign land acquisitions in the agricultural sector, as corporate data is often unreliable and government statistics incomplete (Schoneveld, 2010).

Government mindful of the implications of these large scale land acquisitions and in February 2012, through the Lands Commission developed guidelines for large scale land acquisitions for agriculture and other purposes with the view to operationalising the principles of responsible agricultural investments developed by the FAO, World Bank, IFAD and UNCTAD (Lands Commission, 2012). Nonetheless these activities are still increasing at an increasing rate.

In the Greater Accra Region and other cities and its peri-urban areas all Agricultural lands have been used for estate development, industry or other land use forms.

There is increasingly high pressure on land in mining and the oil and gas communities in Ghana and in most of these cases agricultural lands are grabbed, women and men smallholder farmers are evicted, compensations are not paid and the plight of community worsened. This has been compounded by the activities of the small scale mining companies known as 'galamseys' who does the surface mining at the Western, Ashanti and some parts of the Western.

In Ghana, the menace of Fulani herdsmen is also contributing to the tenure insecurity in Ghana. Farms and farm produce are destroyed by these animals, lands are trampled upon by animals and fires are set by the herdsmen. Women and smallholder farmers are chased out of their farms by these herdsmen and in some cases women raped and farmers killed. The classical example are cases in Agogo, Konongo, Atebubu and the Afram plain areas where many people have been victims of these activities.

Consequently this has resulted to untold hardships on women, youth and other vulnerable groups in society resulting to migration and other social vices. Lands and vegetation are being destroyed with its associated impact on the environment and climate change.

ACTIVITIES/ INTERVENTIONS

It is against this backdrop that the Civil Society Coalition on Land (CICOL) a network of NGOs and individuals on land in Ghana is:

- Advocating for actions to be expedited on the review of the Ghana Land bill
- Creating awareness on the trends and impact of these land grabs and other land use forms
- Engaging with the Traditional Authorities to improve upon customary land governance and administration

- Calling on Government and Land Sector Agencies to apply the existing laws on large scale land acquisition and also
- Advocating for a land use practice that zone for agricultural purposes and which addresses climate change issues and promotes environmental sustainability.

Q. Communal land rights and collective action

Chair: Jur Schuurman, Utrecht University (with contribution from Oxfam Novib)

Friday 1 July 12.00 – 13.30 Auditorium

The role of Andean provincial town elites in the erosion and defence of communal lands

Hanne Cottyn, Ghent University, Belgium

hanne.cottyn@ugent.be

This presentation seeks to contribute to the question of “Who governs rural land?” by zooming in on a still poorly understood side of the dramatic enclosure movement that transformed the Bolivian countryside at the turn of the 20th century.

In the late 19th century, the Bolivian government enacted a series of laws that abolished the communities with the aim of creating a class of smallholders owning land as private property. Yet the reforms had a very differentiated result, with large part of the communities being absorbed by private landed estates. In some areas, however, communities managed to keep their lands out of reach of the privatizing reforms and encroaching landlords. Rather than the perseverance of geographical and institutional isolation, the safeguarding of a communal land system is the outcome of a long process of political pressure, legal action and violent resistance towards the state.

This presentation questions the role of Andean provincial town elites in the erosion and defence of communal lands by examining their ambiguous interests and participation in state-community negotiations over communal land rights. Departing from a case study in the province of Carangas (Oruro department), it is demonstrated how these local elites consolidated their power base as representatives of the central liberal state in a rural region dominated by indigenous communities. Paradoxically, the strategies developed to monopolize economic and political power incited the gradual integration of local urban elites into community structures. While this went accompanied by a hidden process of land grabbing, on the longer term it facilitated a more fluent emancipation process through which a new “indigenous” class of town elites would take appear.

The Formalisation of Communal Land Rights in Namibia: A Possible Counteraction to Urbanisation?

Elke Astrid Matthaei, University of Stellenbosch, South Africa

matthaei.elke@gmail.com

Colonial and apartheid land policies had significant impacts on land distribution and use in Namibia. In communal areas, following decades of underdevelopment under these systems, many communities failed to improve their standards of living. After independence in 1990, land reform

was considered as a means by which the Namibian government would address past injustices and promote development. In 2002, the government embarked on the formalisation of land rights in the country's communal areas as part of the land reform process. It was envisaged that communal land reform would result in increased agricultural productivity and investment and ultimately lead to poverty reduction. Similar land reform programmes are being implemented across Africa, endorsed by e.g. the African Union Land Policy Initiative and the Post-2015 Sustainable Development Goals.

In urban areas, colonial and apartheid policies denied access to urban land ownership for black populations. At independence, the new Constitution introduced the right of all Namibians to reside and settle in any part of the country. At the time of independence, 28% of Namibia's population lived in urban areas, a figure which has increased to 43% in 2011. Urbanisation in Namibia is driven mainly by rural- to urban migration, specifically from the communal areas, as rural populations seek better economic and social opportunities.

This paper will concentrate on the impacts of formalising communal land rights, based on research in selected case study villages in four regions of Namibia. The findings presented will focus on the impacts of communal land titling, including investments in land. Based on these findings, the paper will discuss whether such titling programmes can promote rural development, thereby possibly counteracting urbanisation as people seek better opportunities. It will be argued that titling in itself does not lead to poverty reduction, thus creating a need for supplementary off-farm income mostly found in urban areas. The paper will conclude with recommendations based on the research findings.

Key words: communal land reform; tenure security; poverty reduction; urbanisation

Exploring the potential of communal land titling: How community involvement with sugarcane production is causing intra-community differentiation

Filipe Di Matteo, Utrecht University, the Netherlands

filipematteo@gmail.com

In a setting of large-scale land acquisitions and land grabbing issues, communal land titling has been put forward as the advent that will fix the recurrent disagreements and clashes between communities and investors in Mozambique. Although a resourceful tool for communities to deal and make agreements with incoming investors, this work warns that creating mechanisms for communities to act as an aggregate is but one flawed solution in terms of micro-level impacts. While communal land titles are able to prevent disagreements between investors and communities, their whole essence recognizes titled communities as single homogenous entities and, therefore, oversees the inherent intra-community social relations and dynamism. In this sense, communal land titling are merely taking the problems that would previously be between communities and investors and transferring them to the micro level. Conflicts are then passed to within the community. This work will use two sugarcane mills in rural-urban districts of southern Mozambique as case studies to exemplify how treating communities as homogenous entities bring about social differentiation, often in detriment of social capital-poor people, while benefits accumulation tend to be captured by

a small part of the communities. In doing so, this work intends to discuss implications for land tenure policies and investments in Mozambique, besides pathways for future research.

Standing Their Grounds. The Politics 'From Below' Against Land Grabbing in Tanzania

Maarten van Bijnen, Radboud University Nijmegen, the Netherlands

maartenvanbijnen@hotmail.com

This thesis looks at the politics from below as a response to 'green grabbing' in the context of Tanzania. While Tanzania has been progressive in terms of laws of community land rights, negative consequences of land acquisitions and expansions have persisted. In many cases land grabs have lingered on, driven by personal and 'public' interests and by poor governance. Through the cross-case analysis of Kimotorok and Loliondo, this research has found that the gravity of the situations have led the communities to mobilize in order for them to tip the scale. As such, many institutional forms of resistance –e.g. demonstrations, complaints, media exposure, research and collection of evidence- and several non-institutional –e.g. riots and threats of physical violence- were deployed.

Based on the literature of social mobilization theory, this research shows that the level of success to a large extent depends on (non-material and material) resources and political opportunities. Through a cross-case analysis of a less successful and a reasonably successful case, it has been shown that in line with the literature internal unity and external solidarity determine the likelihood of success. However, this thesis adds to the literature the finding that the community strategies –i.e. local activism- together with knowledge are essential for positive outcomes of resistance. In line with these points the research identifies specific forms of resistance that have proven more successful than others, while acknowledging that a combination of forms is vital. These include political pressure of electoral threats and raising awareness through the media.

Land Rights Now

Luca Miggiano, Oxfam Novib

Land Rights Now is a Global Call to Action aiming to engage and mobilize communities, organizations, governments, and individuals worldwide in promoting and securing Indigenous Peoples and local communities' land rights.

The goal is to secure all Indigenous and community land rights everywhere, the target to double the global area of land legally recognized as owned or controlled by Indigenous Peoples and local communities by 2020.

LRN activists believe that securing these rights is at the heart of building a just and equitable world. From health to education, participation to peace, growth to cultural diversity, Indigenous Peoples and local communities' land rights can be considered fundamental to achieving the Sustainable Development Goals to which our nations' leaders have committed.

“Life on Earth as we know it depends on the recognition of Indigenous Peoples and local communities as custodians of our planet.”

Luca Miggiano of Oxfam Novib is a Land Rights Policy Advisor currently working on the Post-2015 Agenda, land monitoring and indicators (particularly related to women's and community land rights) and lending support to national strategies that promote just and equitable land governance.