

29 June – 1 July

**BOOK OF ABSTRACTS**

**Land Governance for the Future – What (r)evolutions  
do we need?**



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# Overview

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# **I. ETHICS, DUE DILIGENCE, AND RESPONSIBLE INVESTMENT**

## 1. Governing frontiers of large scale land-based developments in Indonesia

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Indonesian government has started the process to relocate its capital Jakarta to eastern delta province of East Kalimantan in the Island of Borneo. This is one of the first examples of the city relocation officially motivated by climate change, as Jakarta suffers from land subsidence due to increased floods. The new capital city is proposed as the 'Forest City' that envisions a new model of sustainable and inclusive urbanization. However, this megaproject proposed in the ecologically sensitive area has raised various concerns around environmental and social impacts. We know that in Indonesia as well as elsewhere, environmental deterioration and hydrometeorological disasters such as floods and drought have become more frequent events. These have put the livelihoods of various local communities and indigenous peoples at risk of water and food insecurity, especially as the frontiers of urbanization expand into existing natural and social landscapes. However, there is no clear indication that the proposed new model of sustainable and inclusive urbanization can effectively address these risks. During this session, the 'Forest City' project members will present existing knowledge and experiences from the previous/recent large-scale land-based developments and discuss how to conceptualize and eventually indicate ways to govern the new frontiers created by a mega-project such as the new capital city. Following the session with paper presentations and reflection by an external discussant, there will be a workshop involving a wider audience and practitioners to think about concrete pathways through which responsible investments are promoted at various levels to direct sustainable and inclusive urbanization in the given ecological, social and political-economic contexts of Indonesia. In this workshop, we will have a keynote speaker Fitriansyah, S.E., MM, the Head of the Research and Development Agency of East Kalimantan Province, Indonesia, and a discussant. After that, we will have a broader discussion with all participants.

### Panellists:

#### #1 Species Distribution Modeling of endemic species Proboscis Monkey (*Nasalis larvatus*) in Indonesia's New Capital City

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##### **Abstract**

The capital city relocation to Ibu Kota Nusantara (IKN) in East Kalimantan has foreseen an impact on land cover changes, especially forest cover changes. Forest ecosystems are habitats for various endemic species, and changes in forest covers will influence their natural habitats. Proboscis monkey (*Nasalis larvatus*) is endemic to the island of Borneo and falls in the category of Endangered Species (EN) based on the IUCN

Red List. Studies found that non-protected areas have a larger monkey population than protected areas. However, non-protected areas have been continuously experiencing habitat degradation and conversion. Habitat loss, degradation, and fragmentation are inevitable, mainly due to anthropogenic-related activities. Information about the distribution of the monkey is substantial to ensure the long-term survival of this species, maintain the ecosystem functions, and support sustainable and inclusive urbanization in the IKN. This study aims to generate a predictive distribution model of Proboscis monkeys in the IKN areas and identify the potential conservation corridors for the monkey. The study used Species Distribution Modeling (SDM) with Maximum Entropy (Maxent) software. This research collected the presence data and employed auxiliary environmental data such as topography, distance from the river, distance from the road, distance from the village, distance from ponds, climate, and land cover data to generate predictive distribution maps. Adding the land cover maps of IKN areas to the model resulted in the potential conservation corridors for the monkey. The results will provide scientific guidance for long-term conservation management scenarios in the IKN areas and beyond.

## #2 Detecting land cover change for sustainable and inclusive urbanisation in Indonesia's new capital city

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### **Abstract**

Indonesia is moving forward to realize its long-standing plan to relocate its Capital City from Java Island to Kalimantan Island to facilitate development in the outer Islands. This plan was officially announced by President Joko Widodo in 2019 and legalized in 2022. The capital city will officially move to Ibu Kota Nusantara (IKN) in East Kalimantan by 2024. However, the capital city's relocation to IKN has been facing many criticisms, especially its potential in disturbing Kalimantan Forest ecosystems, known as the earth's lungs. This research investigated the land cover changes in the IKN area induced by large-scale land-based investment. This research used 2010 land cover data as the baseline and 2020 land cover data to analyze the changes after the official announcement of the IKN plan. This research employed hybrid methods consisting of image segmentation, pixel-based classification, and visual interpretation to classify land cover between 2010 and 2020. The analysis resulted in a land cover change matrix. This research also examined the trends and patterns of land cover changes and its driving factors using trend surface analysis (TSA), multilayer perceptron (MLP), and landscape pattern analysis. The results will support the development of the learning lab and the formulation of solutions to ensure sustainable and inclusive urbanization in the IKN area.

## #3 Disaster Communications for Fire Mitigation in The Future

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### **Abstract**

Fire is a disaster caused by climate change, a serious problem globally, including in Indonesia. The causes of fires are natural and human activities (land clearing activities and Intentional burning of settlements and agriculture). The negative impacts of fire are so many that to reduce disaster, and communication is needed. Disaster communication is essential in providing accurate information, building public empathy, and encouraging communities to rebuild better after a disaster. The purpose of the study was to find out about disaster communication in the future fire mitigation process at the location of the new state capital, East Kalimantan Province. The research method uses literature studies and online media analysis used by the Government in the mass media reporting on fire disasters. The study results show that the disaster communication carried out by Government after the determination of the location of the state capital related to the fire disaster is still very minimal, both through the internal media of institutions/agencies and external online media. The findings of this study are that the lack of information about fire disasters can increase fire disasters and affect climate change. The community traditionally manages land and natural resources by clearing land by burning it for settlements and agriculture. It is crucial to know disaster communication in the future fire mitigation process in the location of the new capital city to minimize negative impacts. The community no longer manages and clears land by burning but still maintains local wisdom.

## #4 Investigating quality of life transformation of local communities induced by the new town development in different peri-urban areas: Cases of Kota Baru Parahyangan, West Java and Metro Tanjung Bunga, South Sulawesi

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### **Abstract**

Peri-urban developments have experienced rapid increases throughout the past decades. This phenomenon is not only marked by spatial transformation, but also the economic structure changes and people's activities. Many studies about peri-urbanisation indicate that urban expansion is mainly set up in coastal areas and non-coastal areas (inlands). This indicatively brings a different impact, even when the drivers are similar. These implications become an intriguing issue that encourages us to see the different impacts that probably exist from different perspectives in terms of responses, capability, livelihood of the local communities following the development. At the initial stage, the development evidently has changed land and property rights as a central asset and affected their livelihoods, which potentially affects their sustainable life. This sustainability is inseparable from the quality of life (QoL) concept as it represents the combination of fulfilment and satisfaction of individuals or a community towards their human needs. This research, then, aims to investigate the extent to which the new town development in two different peri-

urban areas has affected the change in local communities' livelihood assets and their QoL level. The research is intended to contribute to ongoing discussions regarding peri-urban transformation and its consequences on the local communities and their sustainability, especially in developing countries. In addition, this can also be a lesson learned for the development of the new capital city of Indonesia in East Kalimantan, which potentially will bring an impact on the sustainability of local communities who already lived in the area prior to the development.

## #5 Profiling disaster risks in Indonesia's New Capital City

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### **Abstract**

It has become increasingly clear that Jakarta can no longer sustain its growing population or support the essential activities needed for maintaining a capital city. The capital's challenges have been compounded by land subsidence and annual floods and intensified by climate change. To relieve this pressure, the Indonesian Government has announced the relocation of its capital city to Ibu Kota Nusantara (IKN) in East Kalimantan, which many believe is a disaster-free area. This research aims to evaluate the disaster risks in the IKN to contribute to future disaster risk management in the region. This research is part of the Indonesia-Netherlands collaboration that involves universities, government agencies, and the private sector. It is designed in a multidisciplinary and complex situational setting and employs both hybrid methods and a convergent parallel data collection strategy. The first-year activities cover fieldwork in four selected villages, a series of FGDs with stakeholders, secondary data collection, data analysis, and knowledge production. The secondary data collection, data analysis, and knowledge production are time-consuming and still in progress. The fieldworks found landslides, erosion, and sedimentation traces in the region. In addition, respondents have stated that flooding, drought, and land/forest fires are likely to occur. Our secondary data also revealed that earthquakes and land deformation have added to the disaster risks in the region. Although the IKN region currently experiences relatively low disaster events, climate change could intensify the immensity and frequency of disaster events, especially when the supporting system such as forest ecosystems are significantly disturbed.

## #6 Sustainability challenges in the relocation of the Indonesian capital city

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## Abstract

Indonesia has decided to relocate its capital from Jakarta to East Kalimantan as one of the ecologically sensitive islands in Indonesia. The decision raises questions on sustainability as the relocation would encourage urbanization, leading to further environmental degradation. This paper aims to discuss the government's capacity in practicing sustainable development principles at national, provincial, and local levels and to assess the readiness of local people in facing the sustainability challenges of new capital development and urbanization in a resource frontier region. The study employs literature study, content analysis of existing regulations, and secondary data analysis to explore the government's preparedness in implementing sustainable development principles. The paper also utilizes outputs of a household survey conducted in 2021 in the future capital's core, buffer, and extension zones respectively. East Kalimantan Province has scored far above the national average in the majority of the components of SDGs. On the contrary, the household survey data confirm the locals' limited knowledge of sustainable development. But, the local people's attitude and practices of openness to the migrant population is an advantage and crucial characteristic to face urbanization. There is a gap in the implementation of sustainable development principles between the government and the local community, and there is a doubt if the sustainability issues can be addressed successfully in the near future.

## #7 The marginalization of indigenous people in Indonesia's new capital city

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### Abstract

The Indonesian Government has decided to move the capital city from Jakarta to Ibu Kota Nusantara (IKN) in East Kalimantan Province. Many researchers praise the idea of the capital city relocation as a breakthrough and deem this initiative will help the nation boost its economy and invite ever more investment. However, this research takes a more critical standpoint: how will this plan affect the indigenous people who have lived in the IKN for years? This research aims to understand the status of the indigenous people after the decision to remove the capital and attempts to analyze the impacts of the development on the community's livelihood. Further, from the geographical perspective, this research tries to study the changes occurring on the ground from the perspective of the marginalization of the indigenous people. Field surveys and direct observations have been conducted to get the qualitative data, combined with interviews and qualitative GIS analysis. This research revealed that the marginalization of the indigenous people in the IKN has been happening for a long-time in the form of natural resources blockage,

cultural repression, stigmatization, and the lack of land ownership. Four waves of activities of big-scale development were found as the triggers of the marginalization: 1) the industrial tree plantation, 2) the newcomers of the transmigration program, 3) the second wave of the industrial tree plantation, and 4) the new capital city development. The result expands the boundaries of the concept of marginalization, especially the spatial marginalization outside the urban area.

## #8 Grounded speculative urbanism: finance, land, and labour in Indonesia's new capital

### **Name(s) and affiliation(s) of the authors:**

**Bosman Batubara** – Department of Human Geography & Planning, Utrecht University, the Netherlands

Femke van Noorloos – Department of Human Geography & Planning, Utrecht University, the Netherlands

Kei Otsuki – Department of Human Geography & Planning, Utrecht University, the Netherlands

Michelle Kooy – IHE Delft

### **Abstract**

Indonesia's new capital city is officially underway and speculative activities are already taking place. The city will expand a new land frontier in which speculative activities and mega-infrastructure projects are known to cause the "rush for land". The land rush is prone to generate land conflicts between developers and people living on or deriving livelihoods from the land. This paper explains the relocation of Indonesia's capital city as a 'grounded speculative urbanism'. It theorizes 'grounded speculative urbanism' through the dialectical relations of commodity production and/or trade, and finance. It grounds the hyper-mobile and volatile 'finance capital' of 'speculative urbanism' by showing how the inter-scalar flow of global finance capital is entangled with the flows of materials (including land rent/claims/concessions) and people/labour, and together shape and are shaped by the relocation of the capital city. The main question it tries to answer is: How is grounded speculative urbanism – speculative urbanism which is grounded in the flows of finance, materials and people – shaped by and is shaping Indonesia's capital relocation? We conduct a relational analysis of national and global processes that generate new flows of finance, materials and people which link to frontier expansion, and generate in-depth knowledge on the drivers of speculation and new investment flows leading to spatial, environmental and socio-economic transformations. We mainly use online available data on the dynamics of investment and land concession related to the capital city relocation project.

## 2. Rethinking sustainability certification of tropical commodities in the context of changing foodscapes

**Organiser(s):** Rosa de Vos and Wietse Wiersma (Wageningen University)

While there is heightened consumer awareness of the environmental impact of food production, small-scale producers of food are under pressure. The current panel aims to spark discussion and generate new ideas about the effectiveness and value of sustainability certification for small-scale producers of (tropical) commodities, such as coffee, cacao, palm oil, or tropical fruits. Sustainability certification has been used as a tool for land governance, by prescribing best practices to use land, and by attempting to prevent land conflicts and dispossession. However, there is a trend of aggregation of small-scale agriculture into larger cooperatives or even commercial estates, partly justified by narratives on ‘sustainable intensification’, traceability of products, formalization of land rights, and requirements for certification per group. This panel features an interactive introduction followed by case study presentations critically evaluating the outcomes of certification schemes in cacao and palm oil systems in Asia, Africa and Latin America. Afterwards we will have a transdisciplinary and inclusive discussion on how (and if) sustainability certification can work to reduce negative environmental impacts while also protecting small-scale producers to maintain autonomous control over their land.

### #1 Rethinking sustainability certification: kicking-off the discussion

**Name(s) and affiliation(s) of the authors:**

Wietse Wiersma, Soil Chemistry and Chemical Soil Quality, Wageningen University

Selma van der Haar, Centre for International Forestry Research (CIFOR), Knowledge Technology and Innovation and Plant Production Systems, Wageningen University

Natalia Moreno Ramirez, Laboratory of Entomology, Wageningen University

Giulia Bongiorno, Soil Biology Group, Wageningen University

Martha del Río; Rosa de Vos, Plant Production Systems, Wageningen University

**Abstract**

The challenges of small-scale farmers to meet sustainability certification requirements and indirect effects of certification on access to land, call for transformative ideas on promoting and measuring ‘sustainable’ land use. The Discussion Group on Sustainable Cacao & Coffee, organized from Wageningen University, provides a platform for such transdisciplinary dialogues. In this session we aim to discuss three challenges of certification.

First, many of the challenges of certification arise from the extreme diversity of farms and farmers regarding socio-economic and environmental aspects. The context-specific conditions are hard to match with the uniform guidelines set by certification schemes, which are inspired by market mechanisms such as effective product branding. Consequentially, small-scale farmers focus on meeting the certification requirements, instead of achieving sustainability.

Second, scale is important in re-designing certification. At farm level it means that what is socio-economically or environmentally sustainable in one farm does not necessarily work on another farm. Moreover, external effects beyond the farm level and trade-offs between different land uses must be taken into account to reach sustainability outcomes at scale. At the other end of the value chain, end-products such as coffee or chocolate could be locally branded to allow for more source-specific sustainability standards to be reflected in the certification label.

Finally, rethinking certification should be transformative. All stakeholders should be included without the risk of power dynamics influencing the outcome. Within the scientific community, transdisciplinary research is needed on developing agronomic improvements and alternative sustainability indicators, and on evaluating sustainability assessment methodologies. Finally, for scientists the way to enable meaningful change seems to do good research and persistently promote research findings.

## #2 Beyond certification: climate-smart cocoa and landscape in Ghana

### Name(s) and affiliation(s) of the authors:

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### Abstract

Production of global commodities such as cocoa, coffee and palm oil has contributed to deforestation and land degradation and related greenhouse gas emissions in tropical countries. Public and private sustainability initiatives such as government regulations and voluntary third-party certification are generally single-sector and farm-focussed. These initiatives have been unable to effectively address inter-sectoral and landscape-level externalities and trade-offs, and to curb commodity-driven deforestation. Worldwide, multi-stakeholder partnerships are experimenting with new institutional arrangements for integrated approaches beyond the farm level.

In the Cocoa Forest REDD+ Programme (GCFRP), the Government of Ghana takes an integrated approach to reach international low-emissions and zero-deforestation commitments (including the Paris Agreement, REDD+ and Cocoa and Forest Initiative), and to upgrade its smallholder-dominated cocoa sector. Based on desk research of policy documents and interviews with over 40 key stakeholders, we analysed the design process (2007-2017) and early-stage implementation of the GCFRP (2017-2019) through an institutional lens. We found that global REDD+ discourse and funding, scientific knowledge about the threats of climate change to cocoa production, and international zero-deforestation commitments have provided a window of opportunity for institutional change. Strong coalitions of public, private and civil actors championed a commodity-based jurisdictional REDD+ programme with community resource management. In this process, climate-smart cocoa emerged as a bridging concept for cross-sectoral and public-private alignment around a shared purpose: climate-smart cocoa beans produced in a climate-smart landscape. In this presentation we will discuss the main institutional changes, the remaining barriers and the lessons learned for other integrated approaches.

## #3 Factors fostering and hindering the adoption of organic cacao in two contrasting regions of Colombia.

### Name(s) and affiliation(s) of the authors:

Martha Del Río Duque, Zalf, Germany; Michelle Bonatti, Zalf, Germany; Stefan Sieber, Zalf, Germany; Miguel Romero, Alliance Bioversity-CIAT, Colombia; Augusto Castro, Alliance Bioversity-CIAT

### Abstract

Deforestation and land degradation continue to escalate around the world. Cocoa agroforestry systems with an organic management plan are promising sustainable solutions to address ecological issues and land restoration in countries with complex systems, such as Colombia. In Colombia, around 52,000 families get their income from cacao and according to ICCO 95% of their exports are recognized as fine flavour or aroma cocoa. Despite this feature, almost 80% of cacao production is purchased for the domestic market as bulk cocoa without any certification.

We analysed two contrasting regions, Caquetá and Cesar. Caquetá shows severe deforestation and high humidity, and Cesar exhibits extreme soil erosion and long droughts. However, both regions have a significant potential to promote cacao. Deploying a deliberative focus group methodology with cocoa farmers across these two regions, we identified the factors fostering and hindering the adoption of organic cacao. We found that among the most relevant factors promoting organic cacao are higher prices that increase its contribution to household income, improved soil conservation due to organic management practices, and increased prices for chemical inputs. In contrast, the factors hindering adoption are diseases that cannot be managed quickly organically, lack of coordination for using integrated pest and disease management, yield decline, high market prices for illicit crops, reduced markets access, and the additional labour required under organic crop management. Finally, one of the key questions to be addressed is if organic certification for smallholder farmers, really contribute to more sustainable and equitable value chains.

#### #4 Can farmers comply with standards? Assessing access to RSPO certification for independent oil palm smallholders in Kalimantan, Indonesia.

##### **Name(s) and affiliation(s) of the authors:**

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Maja Slingerland, Wageningen University, NL

Peter J. van der Meer, Van Hall Larenstein University of Applied Sciences, NL

Jennifer M. Lucey, University of Oxford, UK

##### **Abstract**

Rapid deforestation in tropical rainforest areas has evoked calls for a total ban on palm oil. Others strongly reject such a ban, emphasizing that palm oil should be sourced from producers that comply with sustainability standards, such as by the Roundtable on Sustainable Palm Oil (RSPO). Sustainability standards demand that oil palm is cultivated outside of conservation areas, and that producers prevent negative environmental and social impacts. However, 40% of the total global palm oil acreage is cultivated by smallholders, who often struggle to comply with strict sustainability standards, including requirements on formal land legality, group organisation, and the implementation of 'Good Agricultural Practices' on their plantation. Consequentially, so far a low number of oil palm smallholders achieved RSPO certification.

Through case studies from Central and East Kalimantan, Indonesia, we assessed the potential and limitations of RSPO certification for independent oil palm smallholders. We found that smallholders face structural challenges to comply with certification standards, while the financial benefits are limited when yields remain low, and costs for investing in changing management practices, as well as audit costs are high. At the same time, the high palm oil price has made it attractive for urban investors to buy oil palm land from struggling smallholders. This trend, in combination with strict sustainability standards may eventually exclude small-scale smallholders from the market.

We aim to contribute to rethinking certification systems so that these can protect the environment while also enabling smallholders to sustain their livelihoods and autonomy in the future.

### 3. “Do No Harm” in theory and in practice: Exploring the fine line between benefiting and harming local communities in development

**Organiser(s):** Lisette Meij, RVO LAND-at-scale

Development projects usually have the best intentions. Whatever the scope or range of activities of an intervention are, ultimately, we hope to improve the lives and livelihoods of local communities in the target areas. However, there is a fine line between benefiting communities and harming them. In recent years, there has been increased interest in, and monitoring of, effects of development interventions on local communities. This has resulted in development of many institutional policies, guidelines and mechanisms to give substance to the “Do No Harm”-principle. But having these policies, guidelines and mechanisms in place, does not automatically mean that they are trusted or will be used by local communities. Particularly in fragile states in conflict- or post-conflict settings, community distrust can prevent people from stepping forward. During this interactive session, we will explore various approaches of how development actors have tried to ensure Do No Harm-principles were more than just symbolic measures, and their effects. We invite abstracts to this session that address risk mitigation strategies in land governance interventions, with particular interest in grievance mechanisms.

The question that we debate is:

“What are potential risks when implementing land governance interventions in (post) conflict settings and what mitigation strategies can be formulated?”

Interested panelists will be asked to give a 5 minute presentation, followed by participation in the panel and Q&A from the public.

#### #1 Is feminist “ethics of care” a key to just and inclusive land governance?

**Name(s) and affiliation(s) of the authors:**

Andreas Ch. Braun, Marcella Beck  
Institute of Regional Science (IfR)  
Karlsruhe Institute of Technology (KIT)

**Abstract**

In order to “do no harm” (i.e. avoiding detrimental consequences instead of finding positive interventions, in the first place) both environmental management and land governance have long relied upon ethical considerations stemming from classic “ethics of justice” (EoJ). EoJ, however, is built on some fundamental assumptions. Firstly, its focus is on the acting individual, secondly it assumes that justice is established on the basis of universal criteria being external to the concrete context, finally, EoJ has always followed an “armchair theorizing” approach to judge upon what justice means. However, this kind of thinking has its limits. It poses both academics and practitioners in a somewhat comfortable moral position. They have to consider about what is “good to do”, on the basis of some self-reflected ethical criterion, thus liberating themselves from truly engaging with the affected.

On the basis of a feminist discourse, theorists such as Carol Gilligan and Joan Tronto have challenged the central tenants of EoJ. Their “ethics of care” (EoC) approach establishes an entirely different moral architecture. EoC is built on the idea that emphasis should not be placed on the acting individual, but on the quality of the interpersonal relationship. EoC stresses that moral criteria external to the relevant context are not useful to build justice, but violate justice instead. It is empathetic and aware engagement with the affected that sheds light on what just and moral behaviour means in a certain context.

Our talk illustrates these issues on the basis of poor land management in southern Chile, which led to a wildfire disaster in 2017, dramatically impacting on the livelihoods on small scale subsistence farmers. We ask in how far an EoC approach exceeds the limitations of EoJ-based considerations on how to reduce vulnerability and increase resilience of affected groups.

#### 4. Successes and failures of the contemporary land rush: exploring the causes and effects of stalled land grabs

**Organizers:** Joanny Bélaïr, Utrecht University, Netherlands, Linda Engström, Swedish University for Agricultural Sciences, Sweden, Marie Gagné, Concordia University, Canada

More than a decade after the beginning of the new land rush, it is now obvious that many large-scale land acquisitions are falling short of the initial development expectations. There is mounting evidence of scaled-back operations and cancelled projects, most notably in Sub-Saharan Africa. Concerns have also been voiced regarding operational projects, as many of them generate local socio-economic differentiation and negative environmental externalities. In short, farmland investments tend to further marginalize the already most vulnerable populations such as migrants, women, and youths. Yet, there is also evidence that some of those farmland projects have started production and bring socio-local economic development as well as employment.

In this panel, we want to reflect on the causes and implications of these mixed outcomes. How should we define failure and success? What are the factors explaining failure and success? Why are some investors more successful than others? What is the relation between land/ water/ natural resources rights and access, and local reactions to investment? What kind of relations between investors, local communities, local leaders, government authorities' matter? What is the impact of political interference on the sustainability of those projects? What are the lessons learned from the past decade and how can we better ensure the sustainability of future land projects? How to make those land acquisitions locally legitimate and inclusive? Or, more radically, do we want such investments to continue? Do we need a global development agenda that favours African ownership?

For this panel, we invite contributions that examine trends in investment trajectories or case-studies that specifically look at the operationalisation of farmland investments in Sub-Saharan Africa. We are particularly interested in qualitative analyses that identify reasons for success or failure of these projects.

#### #1 How productive was the land grab? A review of land deals in seven Sub-Saharan African countries

**Presenters:** Joanny Belair, Linda Engström, Marie Gagné

##### **Abstract**

Across a wide range of African countries whose political contexts, social structures and land governance systems vary considerably, large-scale land projects in the agricultural sector are prone to a high rate of failure to start and maintain production operations. Despite the implications of these failures for local populations, investors and host states, the literature on the topic remains fragmentary. Biofuel projects have received special scholarly attention as a major cause behind failures. Studies point to the lack of agricultural knowledge about jatropha and its problematic economic viability, the fall of price oil on global markets, and the mismatch between narratives and reality as explanatory factors for this biofuel flop. However, the scholarship remains scarce in relation to other types of farmland investments. Studies indicate that speculation (McCarthy and al. 2012), transnational and local resistance (Gagné 2019, Temper 2019), political interference (Schoneveld 2017), inadequate business models and partnerships (Gagné and Fent 2021, Engström and Hajdu 2018, German 2016), and the origin of investors (Nolte 2020) might play a role. The factors explaining the success of large-scale land ventures to operationalize as planned are even less well understood. Methodological issues and the lack of reliable databases also render cross-country comparative analyses difficult. This presentation discusses the results of a meta-analysis on the outcomes of land deals in seven Sub Sahara African countries. Based on a review of the academic scholarship on land deals in all seven countries, we created a database systematically listing variables with stated impact on the progress of land deals. The aim was to identify what factors matter in explaining the failure and success of projects. The database includes variables such as processes of land acquisition, business model, political

interference and the extent of local benefits created. Our preliminary results indicate that a mutually beneficial relationship between local communities and the investor might be the key feature of projects that are productive.

## #2 Piloting responsible land relinquishment in Mozambique: challenges, opportunities, and lessons from an ongoing case

**Presenters:** Simon Norfolk, independent researcher, managing director of Terra Firma; Juliana Porsani, Södertörn University; Lasse Krantz, Gothenburg University

### Abstract

To address the knowledge gap on the social implications of cancelled large-scale land investments (LSLIs) in low-income countries, we focus on the endeavor of the forestry company Green Resources (GRAS) to responsibly relinquish 320,000 hectares of titled land rights (known as DUATs) in Mozambique. The restitution process has faced political and legal challenges. Politically, the land was sought after by well-connected elites. Legally, the legislation stipulates that “immovable assets” should pass to the state once DUATs are terminated – which could mean that the state acquires the right to these assets or that assets and underlying land rights revert to communities which comprise the “state”. Assisted by civil society organizations, GRAS embraced a plan which included the delimitation of communities, and the sale of eucalyptus plantations and infrastructure, at a nominal price, to associations representative of communities. This strategy was resisted through e.g., official attempts to block delimitation processes and registration of associations. It is not yet established if the sales of assets can be enforced (and will prevent the government from taking control or transferring the land to other investors). Nevertheless, this ongoing experience provides key lessons: First, communities must be made aware that if LSLIs are cancelled once the planting or construction of “immovable assets” has taken place, they may not recover their original land rights. Second, the law allows institutional manoeuvres that discourage and delay responsible relinquishment processes. Finally, this case suggests that with more supportive policies the cancellation of LSLIs hold the potential to positively impact communities.

## #3 Towards land justice? – exploring cancelled land grabs in Tanzania and their effects on smallholders’ land access and livelihoods

**Presenters:** Linda Engström and Ronald Ndesanjo, Institute for Development Studies, University of Dar es Salaam, Tanzania

### Abstract

While research on land grabs in Africa has exploded the past two decades, the focus of development bodies has gradually shifted elsewhere. This might be due to the meager delivery from this global development agenda for rural Africa, compared to expected achievements. However, studying the effects of such cancelled land deals is urgent since they seem to affect smallholders’ land access and livelihoods *negatively* but also seem to offer *opportunities* to redistribute land to smallholders. Indeed, the cancellation of land grabs since the early 2000’s has left millions of hectares of land uncultivated. The aim of this project is to explore how cancelled land deals affect smallholders’ land access and livelihoods in Tanzania. The focus will be to understand if and how cancelled land deals could contribute to a more equal land distribution, by (re)-distributing land to smallholder farmers and herders. This could help reduce the growing land inequality in Africa where smallholder farmers and herders lose land to private corporations and to donor and government-led interventions, and strengthen food production since African smallholder farmers produce a major share of the continent’s food.

## #4 Contextual Appraisal of Large Scale Land Acquisition and Governance for Equity and Sustainability in Sub-Saharan Africa

**Presenters:** Divine Odame Appiah, Kwame Nkrumah University of Science and Technology, Kumasi, Ghana;

Reuben Ottou, SNV Netherlands Development Organisation, Accra, Ghana

### **Abstract**

This paper interrogates two fundamental questions; 1. What are the factors explaining failure and success of some land based investments? and 2. How do we make land acquisitions locally legitimate and inclusive? Using case studies from Ghana, Ethiopia and Mozambique currently anchoring the Transformative Land Investment project, we argue that various large scale land investments (LSLI) in sub-Saharan Africa (SSA) have witnessed different outcomes. Although, diverse in context, implementation outcomes of LSLI seem to point to similar results. It is important to reminisce the initial proposals that present a redemptive posture of ensuring optimized uses of land for sustainable development. Conscious of the tendencies for possible externalities, these engagement set into position the overarching intent of delivering positive transformative outcomes. Many LSLI have had both beneficial and adverse transformative impacts on livelihood assets, owned particularly by smallholder farmers. In view of this, equity issues of access to productive land for livelihood sustainability, invariably exhibited diverse pathways in the play-out of water, food and energy nexus in SSA. The multiple outcomes from these hydra-headed LSLI challenges on the continent, have been characterized by variety of reasons; state institutional interference and local community agitations among others local actors. In view of this, the principal scruples of equity for all categories of stakeholders in the engagement, as well as the long-term dictates of systems sustainability were largely compromised. Future implementation pathways should revolutionize integrated frameworks that have stringent measures of ensuring the spread of equity and sustainability in SSA.

## 5. Taking stock of the global land rush – Evolutions, impacts and perspectives for responsible investment

**Organiser(s):** Land Matrix (including ILC, CIRAD, CDE, GIGA, U Pretoria, Fundapaz, Ecoaction, and Asian Farmers Union)

The large-scale land acquisition (LSLA) hype that took place around 2009-2010 led to the acceleration of the development and implementation of innovative legal, regulatory, and guiding frameworks to strengthen land governance at both international and national levels. These include actions to operationalise international soft law instruments, such as the Voluntary Guidelines on the Responsible Governance of Tenure (VGGTs), the Responsible Agricultural Investment Principles (RAIs), besides others. Innovations also include legislative measures such as new national constitutions that, for the first time, entrench basic rights for local populations and the landless; national legislation that covers wide-ranging policy areas related to land and land investments; and effective support for securing land rights, including the collective registration of community, indigenous, or pastoral lands.

Notwithstanding these aspirational global frameworks and land policy reforms at national levels, an essential question remains: how have these significant legal improvements impacted on the practices in the land sector, in particular with regards LSLA? This panel endeavours to contribute to answering this question, and more specifically, to assess if and how globally agreed agricultural investments frameworks and principles have shaped and had any impact on LSLA practices on the ground, such as the compliance to social and environmental due diligence, consultations, besides others.

Through presentations by academia, civil society and private sector, this session will assess the evolutions and impacts of LSLA, as well as the track records of such investments with regards the compliance (or the lack thereof) of the VGGTs/RAIs/and other global frameworks. As such, the panel should result in lessons making investment in land and agriculture more sustainable, inclusive and responsible.

### #1 Little progress in practice: Assessing transparency, inclusiveness, and sustainability in large-scale land acquisitions in Africa

**Name(s) and affiliation(s) of the authors:** Ward Anseeuw (ILC/CIRAD), Jeremy Bourgoin (CIRAD), Angela Harding (Land Matrix))

#### **Abstract**

Despite the progress made in terms of global and national land policy frameworks, effective changes in practice remain limited. This is particularly the case with regard to large-scale land acquisitions (LSLAs), as highlighted through this assessment of the implementation of the VGGTs in the context of land deals in Africa. Across the continent, 78% of all deals assessed show unsatisfactory levels of VGGT uptake and implementation, and 20% do not comply with any of the VGGT principles. Likewise, when LSLA deals are aggregated at country level, the large majority (87%) of countries assessed present unsatisfactory results regarding VGGT implementation. Countries assessed are the poorest performing when it comes to i) consultative processes; ii) respect of national law and legislation, including investment and land legislation; and iii) respect of legitimate tenure rights, including informal tenure of local communities and indigenous peoples. Against this backdrop, measures to respect human rights and aspects related to safeguards, unlawful expropriation, and application of agreed-upon compensation measures remain low. A recurring issue across all deals in Africa is the lack of data and dire state of transparency with regards LSLA.

## #2 Taking stock of the global land rush: Few development benefits, many human and environmental risks

**Name(s) and affiliation(s) of the authors:** Christoph Kubitzka (GIGA)

### **Abstract**

More than 10 years after the surge in large-scale land acquisitions (LSLAs) in developing countries following the spike in agricultural commodity prices in the late 2000s, the Land Matrix Initiative has taken stock of the “global land rush” and its socio-economic and environmental impacts. The results of the review and complementary analyses are sobering, in part alarming. Compliance with the principles of responsible business conduct is rare and scant consultation with the affected communities is common. The non-consensual and uncompensated loss of land often comes with only little socio-economic benefits – be they employment, positive productivity spillovers, or infrastructure. “Business-as-usual” continues to destroy rainforests, natural habitats, and biodiversity on the agricultural frontiers of the Amazon, Southeast Asia, and the Congo Basin. Although progress has been made with regard to land governance, a lack of actual policy implementation in this area is evident. This is particularly apparent from our assessment of the application of the Voluntary Guidelines on the Responsible Governance of Tenure (VGGTs) and the transparency of land acquisitions.

## #3 Is sustainable land use compatible with current agrarian capitalism? Some evidence from Guatemala

**Name(s) and affiliation(s) of the authors:** Pablo Prado (AGTER)

### **Abstract**

Highly skewed land tenure systems such as that of Guatemala, with a Gini coefficient of 0.84, are inefficient in terms of the associated labour markets. Few landlords tend to hinder a competitive market thus perpetuating an oligopsony in terms of job creation, widening the gap between the wealthiest and the poorest, incentivising migration, reducing overall economic performance, and curtailing salaries. The latest boom of large-scale monocultures, e.g., oil palm has exacerbated a plantation rationale more focused on a profitable articulation to global markets than in financing local needs. Capital is the hegemonic social relation. It meanders its workings by extracting surplus value, fetishizing land, and fuelling a global strategy of accumulation by dispossession. In doing so, it consistently widens the metabolic rift between humans and nature, subsuming the foundations for both human survival and land health. An organic articulation between humans and land presupposes a not-yet-achieved paradigm shift where use values become the central concern in land use, rational economic agents share the floor with emancipated subjects whose economic rationale is driven by reciprocity rather than profit, and a relational ontology replaces human exceptionalism. Land sharing approaches like agroecology turn out more sustainable than monocropping. Solidarity-based economics also serves as an alternative to neoclassical paradigms deeply seated in policy making and mainstream academia.

## #4 Towards generating environmental and social benefits as well as financial returns – the example of the Renewable Resources Group

**Name(s) and affiliation(s) of the authors:** Cole Frates (renewable Resources Group / RRG capital Management)

### **Abstract**

Renewable Resources Group and its affiliate, RRG Capital Management (collectively, “RRG”), strive to identify underutilized assets and to optimize them for water, agriculture, land, renewable energy, and conservation values. Since its founding, RRG has focused on generating environmental and social benefits as well as financial returns, and on addressing natural resource, labor, and environmental challenges. This

presentation reflects RRG's contribution to the land and agricultural investment, representative of RRG's current actions and commitments as well as the ways in which RRG intend to step up and collaborate with others.

## 6. Governance by guidelines: Shifting regulatory regimes of agribusiness and plantation investments in Southeast Asia

**Organiser(s):** Dr. Robert Cole, Mekong Region Land Governance (MRLG), Asia Research Institute

Southeast Asia is a hotspot for large-scale agribusiness and commodity crops, which have rapidly expanded with transboundary land investments, creating many challenges for communities and governments, including social and environmental impacts and land rights disputes. Leverage points to address these issues have variously included reputational risks, consumer pressures and certification schemes. The perceived weaknesses of some forms of certification, coupled with the need to regulate diverse agribusiness subsectors, have brought about a plethora of guidelines and notions of responsible investment, offering different frameworks to address persistent problems affecting rural landscapes and people. Critically, these guidelines tend to be nonbinding, open to interpretation, and as such considered at risk of manipulation towards different interests. Moreover, ownership over their 'implementation' can often appear more in the hands of development agencies and civil society than state and private sector actors. This panel asks how effective we can expect governance by guidelines to be in influencing investor practices on the ground? Is this rising trend a distraction from tackling real issues of agribusiness that impact the livelihoods, land and resource rights of many thousands of smallholder farmers across the region? Or does it bring issues under the spotlight that were previously overlooked by companies, governments, and consumers, in pursuit of profits and cheap commodities?

Objectives of the session:

- Explore the extent to which voluntary guidelines and certification can be expected to influence positive changes in investor practices
- Compare and contrast the advantages and disadvantages of the approaches presented by the speakers
- Place these considerations within the changing agrarian landscapes of Southeast Asia and implications for smallholder farmers

### #1 Political Economy of Sustainable Palm Oil in Southeast Asia: Comparing Public and Private 'SPOs'

**Presenter:** Helena Varkkey

### #2 Sustainable rubber? Assessing emerging guidelines and initiatives in Southeast Asia

**Presenter:** Miles Kenney-Lazar (joining online)

### #3 Experiences from the field: Seeking to influence rubber investors in Cambodia

**Presenter:** Asisah Man

### #4 Prospects of Responsible Agricultural Investment for improved governance of agro-investments in Mekong Southeast Asia

**Presenter:** Robert Cole

### #5 The best of intentions in Asia's complicated rural world

**Presenter:** Jonathan Rigg.

## 7. The impact of Finance on Forests

**Organiser(s):** Forests & Finance

This panel will present the Forests & Finance initiative, hear presentations on the impact of large scale agriculture development on forests and forest communities from three forest-rich regions, and hear what financial institutions are doing to try to mitigate the negative ESG impacts of the companies they finance. The panel members will then engage in discussions on the road ahead, covering topics such as financial sector regulations, voluntary initiatives, and the regulatory developments in the EU, the US, and Southeast Asia.

Forests & Finance assesses the financial services received by over 200 companies directly involved in the beef, soy, palm oil, pulp and paper, rubber and tropical timber (“forest-risk sector”) supply chains, whose operations may impact natural tropical forests in Southeast Asia, parts of Latin America and Central and West Africa.

It also assesses the policies of 200 of the largest banks and investors against 35 Environmental, Social and Governance (ESG) criteria, based on international agreements and conventions and best practises. After the initial presentations from the panellists there will be room for questions from the audience.

### #1 “The Forests & Finance initiative”

**Presenter:** Ward Warmerdam, Senior Financial Researcher at Profundo

#### **Abstract**

*“Frontrunners among financial institutions generally have lower forest-risk exposure than the laggards. This is a problem.”*

Forests & Finance assesses the financial services received by over 200 companies directly involved in the beef, soy, palm oil, pulp and paper, rubber and tropical timber (“forest-risk sector”) supply chains, whose operations may impact natural tropical forests in Southeast Asia, parts of Latin America and Central and West Africa. It also assesses the policies of 200 of the largest banks and investors against 35 Environmental, Social and Governance (ESG) criteria, based on international agreements and conventions and best practises.

Ward will present the Forests & Finance platform, some of its findings, and how it can be used for research and engagement.

### #2 The impact of agro-commodity development in Indonesia

**Presenter:** Edi “Gun” Sutrisno, Executive Director of Transformasi untuk Keadilan Indonesia

#### **Abstract**

*“On the ground the forests and communities are still adversely impacted by agro-commodity exploitation.”*

This presentation will focus on the continued impact of agro-commodity development on the forests and peoples relying on the forests in Indonesia. Government regulations have been developed, some financial institutions are tightening their policies and increasing their engagement. However, many issues remain unresolved and new issues keep emerging.

### #3 The journey to sustainable palm oil

**Presenter:** Ghislaine Nadaud, Senior Sustainable Investing Specialist at Robeco

#### **Abstract**

*“Robeco stepped up its process around palm oil, requiring all investee companies to become a member of the Roundtable on Sustainable Palm Oil (RSPO) with a clear roadmap to moving to 100% certification.”*

The environmental, social and governance (ESG) issues associated with palm oil, led by extensive deforestation to create new plantations, have been subject to one of the longest running engagement programs at Robeco.

The Active Ownership team has engaged with plantation owners in Malaysia and Indonesia in various ways for more than 12 years; almost as far back as when the team was founded in 2005.

In 2019, Robeco stepped up its process around palm oil, requiring all investee companies to become a member of the Roundtable on Sustainable Palm Oil (RSPO) and to have at least 20% of their plantations already certified, with a clear roadmap to moving to 100%.

From January 1st this year, this threshold for RSPO certification was raised to 50%, with a clear pathway to having at least 80% certification by the end of 2024. For those companies that fell just above the original 20%, and now 50% RSPO certification threshold, Robeco set up a structured enhanced engagement program to support them in achieving the certification target.

In this session Ghislaine will explain more on Robeco's engagement approach, learnings and outcomes.

#### #4 TBD

**Presenter:** Heleen van den Hombergh, Senior Expert Agro-Commodities at IUCN-NL

#### #5 EU regulatory tools for fund managers to avoid investing deforestation

**Presenter:** Retno Kusumaningtyas, Senior Responsible Investment Associate at Aegon Asset Management

##### **Abstract**

*"Regulations and voluntary initiatives can aid the financial sector to avoid investing in deforestation"*

Over the last ten years, climate change has increasingly become the focus of sustainable financing in Europe. This focus also has been translated into various regulations and voluntary initiatives. With this shifting focus, however, topics such as deforestation, land-use change, and ecosystem destruction at times seem to have taken a backseat for sustainable investors. The focus on climate change commonly translates into looking at the carbon footprint of assets under management, and not necessarily at effectively addressing deforestation. This presentation will share a synopsis of planned EU regulatory tools for fund managers and how these regulations and voluntary initiatives can aid the financial sector in avoiding investment in deforestation. In addition, it will look at how the related sustainable investment landscape is likely to develop and the challenges that asset managers face in adopting these tools in their business practices.

#### #6 Stories about sustainability

**Presenter:** Shamila Ariffin, Senior research and media officer at Sahabat Alam Malaysia

##### **Abstract**

*"You must really hear stories from the ground, from affected communities, and their partners, on whether the law works for or against them."*

The presentation will focus on the need for the financial sector to fully understand some of the key challenges in implementing ESG policies, in particular those dealing with forestry management and community rights. Reliance of an ESG policy on commodity certification and other similar processes to ascertain the protection of forests and community rights is largely ineffective, as they are dependent on the robustness of the existing governance framework. Although a certification system, on paper, can demand a standard that appears to be higher than that required by existing policies and laws, they are still technical instructions that may not be able to fully overcome the limitations of structural governance conditions. Although such governance limitations may still have to be addressed, this is done without the guidance and

authority of legislation and regulations, which either do not exist or in many cases, operate to enforce the limitations themselves.

## #7 Rabobank's strategy to avoid financing deforestation

**Presenter:** Richard Piechocki, Head Sustainable Trade & Commodity Finance at Rabobank

### **Abstract**

*"Rabobank has a strategy to avoid financing deforestation directly and to curb indirect deforestation by encouraging and supporting clients to develop net zero deforestation supply chains."*

Rabobank is committed to the Paris Agreement and acknowledges the crucial role of forest protection to reach the climate goals. Agriculture and agriculture-related activities are known contributors to global carbon emissions and loss of natural resources. Richard Piechocki will explain that as a bank financing the food and agricultural sectors, Rabobank values biodiversity and commit to avoid causing or contributing to adverse impacts on biodiversity and ecosystem services. He will explain the Rabobank strategy to avoid financing deforestation directly and to curb indirect deforestation by encouraging and support clients to develop net zero deforestation supply chains and to convert degraded land for agricultural production, thus discouraging deforestation. Richard Piechocki also will give his view on the up- and downsides of the draft EU regulation on deforestation-free products.

## 8. Making land-based investment work for all? What is the touch stone?

**Organiser(s):** Food Rights Alliance and Oxfam

This panel session will focus on impact of land based investments on communities and explore practical experiences, innovations on how to make land based investments work for all. In particular the session will explore how principles of free, prior and informed consent can be used to meaningfully engage with stakeholders involved in land-based investments. Also the panel of experts will deliberate on whether the concept of responsible land based investments can be achieved in the different contexts and what the touchstone is. We will highlight two different Land Tools ie the Large-Scale Land Based Investment tool (CET Tool) - Ensuring that women are at the heart of decision-making processes for Large-Scale Land Based Investments. The gendered Land tool is a useful guide for community empowerment particularly women and youth to get motivated and participate in investments processes of agribusinesses that operates on their land. The guide is a package of three useful documents; - the community guide, the technical guide and the matrix that can be used by many stakeholders including governments, businesses/private sectors and CSOs that work with communities ([https://cng-cdn.oxfam.org/panafrica.oxfam.org/s3fs-public/file\\_attachments/ToT%20Manual%20REPRO%20WEB\\_7.pdf](https://cng-cdn.oxfam.org/panafrica.oxfam.org/s3fs-public/file_attachments/ToT%20Manual%20REPRO%20WEB_7.pdf))

The second tool- Land Actors Handbook to promote free, prior and informed consent in largescale land transactions. This is a tool to guide stakeholders involved on how to implement principles of free, prior and informed consent during land transactions. The tool lists key roles the different stakeholders can follow during largescale investments (<https://fra.ug/publications-page/the-land-actors-handbook-on-fpic/>). The tools have been used to collect information on land issues communities are facing, skill and equip both men and women to participate in decision making on issues concerning land rights and strengthens the negotiation capacity of smallholder producers in rural communities to meaningfully engage their leaders and investors for a win-win business relationships in large scale land based investments in agriculture and extractives sectors To this end, Oxfam and FRA have taken a bold step to facilitate the diffusion of the tool, as it is customizable to other sectors and industries such as extractives that require larger tracts of land for investments. At a strategic level therefore, Oxfam and FRA is interested in enrolling its CSO partners and subsequently the Ministries to internalize the tool, translate it into implementable strategic plans and able to track effective results. We will share our experiences (Case Studies) of the effectiveness of the tools at the Conference. Further in light with this we would like to hear from potential speakers on effectiveness of community engagement tools and their potential for adoption (move to policy frameworks).

Uganda launched the Uganda National Action Plan on Business and Human Rights in 2021 and we would like to get experiences from the rest of the globe on how to engage on the issue of business and human rights. input from countries that have frameworks/or are implementing frameworks on concept of business and human rights is welcome. We would like to gender the concept of land-based investments and further explore its impacts on the different diverse groups .Insights and experiences from representatives of indigenous communities, women and other vulnerable groups. The role that multi-national companies can play in promoting human rights during land-based investments and we particularly welcome representatives of multi-national companies to share their best practices and experiences

### #1 Impact on Land-based investments on livelihoods- Experiences from Study Report on Land giveaway in Uganda conducted by FRA

**Name(s) and affiliation(s) of the authors:** Ms.Orochi Freda Laura- Food Rights Alliance, Ms. Gloria Acayo- Food Rights Alliance

**Abstract:**

The land question remains one of the outstanding unresolved conflictual issues in post-independent Uganda that threatens the peace and tranquillity. This is not surprising considering that land is deemed a lifeline for all the diverse communities in Uganda. In the same vein, the policy, legal and institutional framework governing land/property rights have become aspects of concern and scrutiny amongst a diverse range of scholars and policy makers in a quest for solutions to the protracted land dilemma the country faces.

The Land dilemma has been made worse by the desire to usher the country into a middle level income status projected as the government's main agenda. It maintains, that to achieve this, the country must industrialize and to do, not only does it need to attract foreign direct investment but that this is partially possible if these investors are given incentives. Such incentives highlighted among others include provision of land to investors to construct the much sought-after industries with the hope that this can give off diverse employment opportunities for Uganda's young unemployed and under employed population that is currently a security threat.

The cocktail of the above problems aforementioned has cast more burdens on the vulnerable groups of ethnic minorities, women, children and persons living with disabilities and other marginalized communities to survive and re-assert their rights and freedoms over land and other property rights. Faced with the sanctity of Article 26 of the Constitution that guarantees against and prohibits arbitrary appropriation of land/property from an individual or group of individuals, the Government of Uganda, in search for land for investment has faced challenges. The recourse has always been twofold-compulsorily acquiring land from private owners after prior, adequate compensation or giving away the land it holds in trust for the public. The former is the focus of this study.

The study employed a multifaceted approach in its execution namely; both qualitative and quantitative methods. The aspect of quantitative was infused into the study through the statistical compilation of the various lands that have been given away by the government in the various parts of the country. The primary data was largely sought from a desktop review of the available literature from media reports, relevant government agencies concerned with the land giveaways, human rights reports and land rights CSOs that monitor, document and report on trends on the land rights sector in Uganda and generally studies on land governance by different scholars. These were further fortified by qualitative interviews undertaken with a select number of stakeholders across both the government entities concerned with land giveaways; the CSOs that monitor such trends of land rights in Uganda and the alleged victims of the giveaways of land. The respondents were purposively selected owing to their experience and access to first-hand information either as victims of land giveaways or perpetrators of the same or oversight civil society organizations monitoring the trends and patterns of land giveaways in the country.

## #2 How can FPIC be promoted during land-based investments (FPIC Tool kit)

**Name(s) and affiliation(s) of the authors:** Food Rights Alliance and OXFAM Uganda

### **Abstract**

Over the last few decades, Uganda has continued to experience increased foreign direct and local investments in various fields including the natural resource exploitation sector and agriculture among others. Since 2010, the country has been on an ambitious path to become a middle-income economy by 2020. Uganda's Agenda 2040 is focused on accelerating socioeconomic transformation. Whereas all this investment is critical to economic growth, which, if well directed can lead to further realization of human rights, certain development projects and forms of investment have been associated with human rights abuses, and created tensions between balancing human rights and development. This in itself affects economic growth and affects sustainability of development projects.

In the recent past, the economic significance of land has been a source of conflicts and insecurity in

Uganda—mostly triggered by increased demands for investment and other development projects. The Uganda Human Rights Commission in its 2017 report noted that “whereas this is a global concern, the problem of land disputes is more manifested in developing countries, where in addition to increasing population density, there is a global rush for acquisition of land by multinational corporations, with the aid of governments, for various forms of investments.” However, most of these conflicts and disputes have been exacerbated by lack of meaningful community engagements during project development and implementation. In most cases, it has been noted that affected communities are often at the tail end of development.

Free, Prior and Informed Consent (FPIC) is a mechanism and a process wherein indigenous peoples and other local communities undertake their own/independent collective decision on the matters that affect them. FPIC allows affected communities to exercise their control over and management of their territories and the respect to their cultural integrity and self-determination, especially on their own development as distinct peoples. Thus, any external entity such as governments, corporations, institutions, organizations, and project proponents need to obtain the agreement and authorization of indigenous peoples and other local communities as rights holders before implementing any project or activities that have impacts on concerned communities.

### #3 Comparing female-headed and male-headed households' experience with land disputes: Evidence from a household survey in two Ugandan districts

**Name and Affiliations of Authors:** Simone Dietrich- University of Geneva  
Florian G. Kern\*- Univeristy of Essex  
Cécile Richetta- University of Geneva  
Matthew Winters- University of Illinois at Urbana- Champaign

#### **Abstract**

Policy-makers expect women and female-headed households to be particularly likely to suffer from land rights insecurity. This problem can be especially exacerbated in societies recovering from past conflict: when communities experience a shock to the number of young men who can engage in productive labour (due to death or injury), female household heads sustain many families. We study how the experience with land disputes compares for female-headed and male-headed households. We base our analysis on a survey with 1,260 households in two districts in Northern Uganda (Dokolo and Oyam) conducted in July 2019. We focus on three different kinds of experience with land-related disputes and differences between male and female headed households: first, what type and number of land disputes do household heads report? Second, what strategies do household heads employ to solve land-related disputes? Third, to what extent are these disputes solved, and how satisfied are the household heads with these solutions? Our findings shed light on common problems male and female-headed households face with regard to land disputes, but also the particular challenges and strategies of female-headed households as compared to their male counterparts. Our findings can inform gendered perspectives on land-based investments, showing where CSO and stakeholders can expect particular vulnerabilities of female-headed households.

### #4 How the Government of Uganda has promoted responsible land-based investments- challenges, opportunities and best practices:

**Name and Affiliations of Authors:** Mr. Dennis Obbo Ministry of Lands, Housing and Urban Development  
In this presentation a representative from the Government of Uganda shall share experiences on how the Government of Uganda has promoted responsible land-based investments. He will further share the challenges, opportunities and best practices .

## **II. CONSULTATION, PARTICIPATION, AND HOW TO MAKE IT REAL**

## 1. LANDex Index study cases in Latin-America

**Organiser(s):** Ecolex, Ecuador

In 2021, a specific study was carried out in Ecuador to determine its Land Governance Index; this index corresponds to its fulfilment of the 10 land governance commitments proposed by the International Land Coalition - ILC LANDex Index. The conclusion is alarming: Ecuador has a rating of 49.07 of total of 100 possible points. In addition, the research presented other interesting results such as values below the global average for equal land rights for women (Commitment 4), and for transparent information and accountability (Commitment 8). This research identifies gaps in the political, legal, and institutional frameworks for the rights of local communities and indigenous peoples and nationalities related to land tenure, use and access has advanced, although several serious challenges remain. Certain limitations and uncertainties for the exercise of competences in land management and resource management are also analysed. On the other hand, it verified the persistence of conflicts related to the land tenure of rural populations and unresolved issues about indigenous territories and extractive activities, as well as in the access, use and use of land and its resources in protected areas (PA) by local communities. Finally, it is noted that in the country the processes of concentration and land grabbing are not adequately addressed.

The International Land Coalition (ILC) proposed 10 land governance commitments as core principles to work worldwide. In order to monitor them, there are 33 land core indicators known as LANDex Index, with the purpose to measure the fulfillment of access to land tenure.

In Latin America 4 specific study have been carried out to determine the national Land Governance Index and the fulfilment of the 10 land governance commitments in Ecuador (2022), Colombia (2019), Guatemala (2021), and Peru (2021).

### #1 LANDex: Objective, Implementation and Global Context

**Presenter:** Eva Hershaw, ILC Global

### #2 Prindex: Brief data for Peru, Guatemala, Ecuador and Bolivia

**Presenter:** Mónica Ribadeneira, Prindex LAC

### #3 LANDex Bolivia

**Presenter:** Juan Pablo Chumacero, Fundación Tierra (LANDex Bolivia)

### #4 LANDex Ecuador

**Presenter:** Henry Quiroz

### #5 LANDex Guatemala

**Presenter:** Gerardo Lemus

### #6 LANDex Peru

**Presenter:** Pedro Castillo, CEPES (LANDex Peru)

### #7 Sum up

**Presenter:** Zulema Burneo, ILC LAC

## 2. Land decision-making: how to improve land actors participation in the Arab World?

**Organiser(s):** Land Policy Analysis Center- LPAC Morocco

The session will be a roundtable to discuss how we can improve participation of land actors (public, economic and social) in the land decision-making process in the Arab World. This session will be open for researchers, professionals, civil society actors. It will discuss how we can make the participation a real action and not just a ritual. It will be an opportunity to think how public authorities can allow to other actors the possibility to participate in the land making-decisions in all fields of land governance. This roundtable will permit to dress new ideas about how to make this participation a practice solution, and to share best practices in the participant's countries.

### #1 The right to access information on land recovery, compensation, assistance, and resettlement – Case study, city of Can Tho, Vietnam

**Name(s) and affiliation(s) of the authors:** Phan Trung Hien

#### **Abstract**

Land recovery in Vietnam is a process of compulsory transfer of land use rights from the hands of land users to the hands of the State by way of local competent state agencies. In cases of lawful land recovery as it pertains to the law on land, these are typically seen as land recovery in the realms of national defense and security, and socio-economic development for national and public interests which bring up issues of compensation, assistance and resettlement. Therefore, having access to reports on land recovery, plans for compensation, assistance, and resettlement, along with decisions on taking of land, decisions regarding approval of compensation plan, assistance and resettlement are all vital. Through surveying people whose land has been recovered, and the extent to which they have understood and accessed the information in every stage of land recovery process and procedures, the article will evaluate degrees of implementation of the right to access information in the process of land recovery, compensation, assistance, and resettlement. Based on the results of the evaluation, recommendations will be proposed to balance the interests of the parties: the state, investors, and people subject to land recovery, and ultimately to ensure democracy and implementation of the public's right to supervise and enforce accountability.

### 3. Creative partnerships for land: Reaching across sectors, constituencies, and geographies to find solutions

**Organiser(s):** Land Portal Foundation

We will be approaching the theme of evolutions and revolutions by discussing creative partnerships for better land governance, and how we are all learning to reach across sectors, constituencies, and geographies to find solutions.

The growing complexity of social and economic challenges is driving new, innovative forms of collaboration across the land sector. We at the Land Portal have especially found this to be true. One of our core beliefs is that land data that is open and accessible can benefit all stakeholders and make land governance more democratic. Recognizing that we are an organization operating in the land sector, we have formed strategic partnerships with perhaps unexpected collaborators.

This session will draw on our experience working at the crossroads of land governance and open data. With the recent launch of the Land Module, a first of its kind global index on open land data, it is a great moment to pause, reflect, and take lessons from the work that the Land Portal Foundation, Global Data Barometer, Open Data Charter, and Open Government Partnership have done over the past 2.5 years of working together. The Land Portal has partnered with these organizations, none of which are in the land sector specifically, to advance land governance through open data. Our session will discuss the critical elements of successful coalition-building and draw lessons for the future.

#### 4. Ten Years After: A “reality check” on impact assessments of infrastructural projects

**Organiser(s):** WUR, Royal Haskoning DHV, LANDac

In this session, results will be presented and discussed from LANDac’s research project ‘Ten years after: A “reality check” on impact assessments of infrastructural projects’.

Infrastructural projects are often aimed at development, which should benefit the country and its population. However, adverse impact on the environment and the people often hampers the success of these projects. Environmental and Social Impact Assessment are a key component for responsible investments, as they make ex ante predictions of the expected impacts on the environment as well as on people’s livelihoods. They inform, or should inform, decisions about whether or not to pursue specific interventions, what measures might improve the project design and implementation, and what compensation measures to the displacement affected population would be needed. However, even in best case scenarios, where there is a commitment on the side of government and investors to take impact assessment and compensation seriously, there are questions about the extent to which the ex-ante predictions are accurate and measures proposed sufficient. Key concerns relate to the distribution of costs and benefits of the proposed infrastructure among different social groups. A particularly challenging topic concerns displacement and compensation for loss of livelihood options. What impact did loss of assets and displacement have on people’s lives and livelihoods? Were measures to help people make a fresh start effective? To what extent did the impact assessment make proper predictions? Are there other aspects of loss that became apparent on the long term, which were not considered in the impact assessment and compensation? And what should be the implications if impact assessments missed the mark?

To the background of current concerns about the reduced development impact of infrastructural projects and the dispossessions suffered by populations affected by them – core issues in land governance and in the LANDac agenda in particular- this is a research project that zooms in on the gap between projected and real impacts in order to improve the practice of impact assessment. Many of the changes caused by infrastructural interventions might only become apparent over a somewhat longer timespan; whether compensation has been sufficient and, after construction, what more durable job opportunities exist and for whom. Also, people’s choices about where to live and how to re-organize their lives after displacement, need some time to flesh out. This is our reason to study cases ‘ten years after’.

**Presenters:**

- Habtamu Sitotaw (Ehtiopia)
- Tom Ogwang (Uganda)
- Mashura Shammi (Bangladesh)
- Dharm Raj Joshi (Nepal)
- Vuyani Tshabalala – Monyake (Lesotho)

### **III. PROTECTING THE LAND RIGHTS OF THE POOR (Technical)**

## 1. Experiences and tools for measurement of perception of tenure security and securing of land rights

**Organiser(s):** Cadasta Foundation, ILC Africa (Landex)

Globally and particularly in Africa, access to land has become increasingly important. Security of tenure is an incentive for social, economic, and environmental development. The concept of tenure security is captured by establishing landholders' perceived risk that a range of internal and external actors will appropriate their land. Hence, measuring the perception of land tenure security is significant in understanding how land rights are recognized by others legitimately and the different outcomes in event of a specific challenge. To measure these different perceptions of tenure, land data/tools become paramount to provide evidence-based statistics on various land issues and perceptions. Land tools such as LANDex, Prindex, and Land Matrix indicators to measure the land policies and existing programs that support secure tenure, increase transparency to ensure inclusiveness and fairness, and tools to establish a global and national level baseline of perceptions on land tenure security by conducting in-depth studies. ILC Africa and Cadasta Foundation are unleashing the power of people-driven data for transparency and accountability in the land sector. During this session, both organisations will share their experience and insights from measuring perception of tenure security and emphasising the importance of fit for purpose approaches for securing land tenure. The session will focus on the following thematic area: Gender-sensitive segregated data, data accountability, and transparency and share the best approaches and lessons learned.

### **Overarching questions addressed by this session:**

- What is the importance of measurement of the perception of tenure security?
- What is your experience and lessons learnt in measurement of the perception of tenure security?
  - What are the challenges and opportunities in measurement of the perception of tenure security?
- What are the tools that can be used to measure the perception of tenure?

## 2. Land Governance and land administration: what is needed to scale up the existing solutions

**Organiser(s):** Kadaster, ITC Twente

Many efforts have been made lately to improve different aspects of Land administration by several international and local institutions (WB, USAID, GIZ, European Union, FAO-VGGT, UN-GGIM etc). Land Administration System improvements successful cases have been published, achieving part of SDG goals or the FAO-VGGT goals locally. But the land problems continue to be at the base of many problems in the countries and the successful achievements upscaling are still very rare. This panel has as main aim to evaluate which aspects of Land Governance or Land Administration are the main bottlenecks for the upscaling of the improvements in its system that could guarantee land rights access to many. We hope to get nice insights from the participants through interactive tools with present and online participants.

It has as other aims: a) review of the successful local or more general cases of improvements in Land Administration and the main lessons learned; b) the unsuccessful intervention in land administration/governance cases; c) proposition of solutions based on the cases; d) evaluation of the impacts of the interventions;

This panel and/or round table hopes, based on concrete cases, to bring up a clearer view of what is needed to enhance all types of legitimate land rights of men, women and youth and assist structural development in many thematic areas, such as food and nutrition security, economic development, conflict management, rule of law, integrated water resource management, city development, gender and climate change.

### #1 Mozambique Case Study: Out with the Old, and In with the New

**Name(s) and affiliation(s) of the authors:** Simon Norfolk & Maria Muianga, Terra Firma

#### **Abstract**

The formal land administration system has been the recipient of sustained financial and technical support over the last 15 years, consuming at least 60 million dollars. Currently, the World Bank is gifting an additional \$100m to scale up systematic land tenure regularisation, seeking to achieve the titling of 2 million rural landholdings. But in terms of a sustainable management and technical capacity to provide land administration services, the national and provincial cadastral authorities have gone backwards. The expensive process to develop a land information system, initiated by MCC in 2008 and supported subsequently by the Netherlands, Sweden and the World Bank, has finally culminated in a decision to abandon the system and 'start again'. The public sector institutions in the land sector remain characterised by inefficiency, corruption, and opaqueness. A new approach is needed if Mozambique is to tackle this situation. Two characteristics of the country are crucial. Firstly, in a trait shared with other countries in the region, most of the land users in the rural areas have centuries of experience in self-administration, resolving conflicts and allocating land to insiders and incomers. Secondly, Mozambique possesses a less common commodity: a land policy built on the statutory protection of rights. Using this policy as a foundation, new approaches to scaling the formal provision of land administration services, through the agency of local communities rather than public entities, are gaining ground. This contribution will share information about some of these approaches and demonstrate how radical decentralization can bring about a positive revolution

### #2 Analysing the challenges or bottlenecks during and after Land Tenure Regularization Programme in Rwanda

**Name(s) and affiliation(s) of the authors:** INES-Ruhengeri, Lecturer, Department of Land Administration and Management, Jossam POTELE, Dr. Todorovski Dimo

### Abstract

For over two decades, Rwanda embarked on the land reform aimed at institutionalizing land governance, land tenure changes and legal reforms. All of these targets were government's response to the post conflict land governance impediments. The country was overwhelmed by constant land claims resulting from successive displacements that had fuelled long and continuous land grabbing and secondary occupation. Land policy and land laws to address the issue of land ownership and land-related challenges were passed that provided general guidance on a rational and planned use of land while ensuring sound land management and efficient land administration. A Land tenure Regularization Programme initiated by the Rwandan government between 2008 and 2013 to map and title land parcels for the entire country has played an important role in securing tenure rights. However, in implementing this LTRP, different challenges emerged during and after this programme. The main objective of this research is to analyse the challenges encountered by Rwandan government during and after Land Tenure Regularization Programme. By single observation, it is very predictable that the challenges and bottlenecks faced during LTR are quite different from the changes being faced in post LTR. During the LTRP, many challenges were related to mass mobilization and change of mind-set of the people from customary land holding to statutory tenure system and low turn up in number to collect land titles. All of these challenges were exacerbated by the ignorance of the people and limited knowledge to understand the important of having registered land. In post LTRP, challenges being encountered are related to the sustainability and having an updated cadastre, where all information on physical land should reflect the national cadastre. As a result, fighting informal transaction has been at the centre stage of Rwanda Land Management and Use Authority. Although, different challenges have been encountered it is announce that Rwanda will "probably" be the most prepared nation in Sub-Saharan Africa to meet future challenges regarding land administration and Management.

### #3 Challenges in Implementing and Establishing Land Administration Systems

**Name(s) and affiliation(s) of the authors:** Cornelis De Zeeuw, Bastiaan Reydon, Paula Dijkstra and Christiaan Lemmen (Kadaster International, The Netherlands) and Gabriel Pansani (Instituto Governança de Terras, Brazil)

### Abstract

Many countries still lack a well-structured and reliable LAS and means to implement it. The related challenges vary from complexities in the implementation of modern technology, the complexity in legal changes, time-consuming institutional transformations, lacking political will, and availability of budgets for investments.

The most recent activities developed by projects or even by country reforms are able to advance significantly on the spatial base, but less in the two other FfP frameworks. The projects have been very successful in using satellite imageries, participatory approaches to identify recording the various legal and legitimate rights, but there are difficulties to include the legal information of land ownership. This happens mostly because of restrictions and overdone requirements, so the legal and the institutional settings are still critical bottlenecks to the completion of the adequate Land Administration System.

After an introduction on land administration, FELA, and on the Fit for Purpose methodology, this article will explore those challenges based on cases from different countries and experiences that Kadaster has been involved in. It will start with a show the case of the Nederland's as reference for a complete/well-structured LAS, which was able to be build and continue developing a system with total integration between its three dimensions: the spatial, the legal and the institutional, due to historical and cultural reasons. Then three country cases will be introduced with attention to conversion from social tenure to legal tenure. The cases of Brazil and Colombia mainly to show the legal and institutional barriers that are encountered and the case of Benin to introduce a possible solution based on presumed ownership parallel to the existing title system with state-guaranteed ownership.

### #4 Fit-for-Purpose Land Administration – Strategy and Implementation in Nepal and Uganda

**Name(s) and affiliation(s) of the authors:** Danilo Antonio, Simon Mwesigye (UN-HABITAT)



### 3. Using Technology to Promote Pro-Poor Land Formalization

**Organiser(s):** Ailey Kaiser Hughes, Medici Land Governance

Technology is a powerful tool that can help protect the land rights of the poor and promote socioeconomic growth. However, if the land and technology policy frameworks are insufficient, if technology is not designed with a specific context in mind, if it does not adapt to socio-cultural norms, and if it does not respond to real local needs, then technology can be ineffective – or worse - may magnify existing social inequalities. In this panel, we will discuss the critical role of technology in the future of land governance, as well as how the technology sector must evolve to truly promote equality. In particular, we will look at technology for land formalization and land administration. Drawing from project-based experience, we will present lessons learned from land formalization and land administration projects in Zambia, Liberia, and Rwanda. We will discuss the interaction of technology, policy and legal frameworks, local needs, and sensitization, training, capacity strengthening, and other outreach tools to ensure that all potential beneficiaries equitably benefit.

#### #1 Experiences making

**Presenters:** Trent Larson

##### **Abstract**

Medici Land Governance is running projects that have involved trial and error with processes and technologies to assist the most vulnerable get formal land titles, and we will share both successes and failures.

For systematic land titling in Zambia, we use mobile devices and internet applications for enumerators to gather homeowner data. We have learned the importance of customization of the user interface to adapt to the local context and logistics, and an Android app works well with an interface on a mobile that eases friction and speeds data gathering. This is the case for community verification as well as house-to-house enumeration: the faster we can gather data, the lower the cost for people to get their titles. Although we anticipated the necessity of on-premise data hosting, that approach failed and we now use a mobile network to transmit data. For payments and signatures and title delivery, that mobile connectivity helps to quickly take payments and also to organize the process of distributing printed copies, saving valuable time with less waiting in queues as well as fewer process steps.

For secondary title transfers in Rwanda, sporadic transfers still require time with an office visit, but an online application can save time by reaching into other services. We have also seen that it is practical to work with cryptographic keys; this enables future capabilities that are barriers to people without as much technological experience such as complicated processes like accounts and passwords, though most users' keys are custodied by our services.

#### #2 Land Management Systems and improved equity and access in Cabo Verde: Stepping towards efficiency

**Presenters:** Audrey Moore, Ph.D. and Irina Cheban, Mathematica

##### **Abstract**

The land rights system in Cabo Verde faces significant challenges due to the absence of a unified and conclusive source of information about land rights. The existing record systems—which include the judicial registry (registo predial), municipal registries (registo matricial), and systems for state-owned land—are incomplete and often contain outdated or inconsistent information. These systems also typically do not include accurate maps to confirm the size, location, and boundaries of land parcels. The resulting confusion over ownership and boundaries has contributed to conflicts and legal disputes over land claims. Despite recent improvements, a time-consuming and costly land registration process is a continuing source of complaints from households and businesses alike. These challenges are an important constraint to increased

investment in Cabo Verde—especially in the tourism industry—an area of competitive advantage and a potential engine of economic growth in the country.

To address some of these issues, the Millennium Challenge Corporation (MCC) funded a \$17.3 million Land Management for Investment (LMI) project as part of its second compact with Cabo Verde (2012–2017). The project sought to create a single comprehensive, reliable, and easily accessible online system of land rights and boundaries information. The new system was expected to reduce the time required to establish legally secure property rights and facilitate increased domestic and foreign investment and promote economic growth. It was also expected to help women and vulnerable populations secure their rights to property. Mathematica is finalizing its performance evaluation of the MCC-funded Land Management for Information Systems project. Our presentation will focus on how development of the LMITS system affected project stakeholders—including those involved in land administration, land owners, women, vulnerable groups, and investors. The presentation examines how the new online system has evolved in the five years since the end of the compact; whether and how it has improved transaction time for stakeholders; and whether more people are now registering their properties in Cabo Verde. Our presentation will also examine how the interventions improved equity among males and females in different types of relationship statuses. Overall, our findings have implications and lessons for the design and evaluation of land management information systems and how the system needs to adapt to meet the needs of various populations.

### #3 Does the quality of the land records affect formal credit access of households?

**Presenters:** Susan Thomas, Diya Uday

#### **Abstract**

The under-utilisation of land as collateral is often attributed to the poor quality of the land records infrastructure which is seen to increase the costs of screening borrowers and risk in recovery if a loan fails. Increasingly, there are efforts to create better land records infrastructure through digitisation, with the objective of facilitating formal credit access to households. In this paper, we examine the link between the quality of the land records infrastructure across states in India and the access to credit by households in these states. We find that there is a significant and positive link between household access to credit and the quality of the land records infrastructure. However, the link between the quality of land records and credit from formal sources is significant but negative. We test supply and demand side factors that can explain these two results. We find states with a lower quality of land records infrastructure tend to have a higher presence of formal financial institutions. There are also more households borrowing from formal financial institutions in these states. Lastly, we find that there are more households with planned borrowing rather than unplanned borrowing in these states. Our results indicate that digitisation of the land records infrastructure alone might not fully account for households' access to formal credit. Land administration efforts in improving credit access through the land records infrastructure must consider the environment in which credit transactions operate.

### #4 Effective use of mobile technologies: Don't forget the paper

**Presenters:** Matt Sommerville, Meagan Dooley

#### **Abstract**

This presentation examines the social inclusion tradeoffs in eliminating or reducing paper within land formalization processes. Over the past decade there has been a movement to simplify application processes for systematic land formalization, which have in many cases led to the elimination of paper through collection of personal and spatial data on phones and tablets. This movement has created efficiencies in data collection, but has potentially reduced transparency, particularly at the household and community level. In some cases, households or certain household members may only see paper at the point of a public display of the entire community and at the issuance of the final certificate. This presentation brings in experience of the USAID Integrated Land and Resource Governance (ILRG) support to documentation of household and community rights in Zambia, Malawi, Mozambique, Liberia, and Ghana.

We argue that paper evidence and interaction with maps are important for community awareness, spatial reference and mapping of parcel boundaries, data quality control, and dispute resolution. This is particularly relevant for marginalized groups like women, youth, and others, who might be intentionally or inadvertently excluded from documentation steps. Mobile technologies have the potential to exclude those who are not present at the exact time and place of an interaction and can leave individuals feeling insecure during the time of providing information and when they have the chance to interact with records. We note that land formalization processes in some countries have kept requirements for paper at stages where payments can be extracted or processes otherwise delay (ostensibly to comply with government regulations), but have reduced the use of paper at steps where households engage with the formalization process. Moreover, as technology is ever-changing, paper records can also last long after a tablet operating system becomes obsolete. The presentation underscores the importance of using mobile technology to increase efficiency, but argues that the cost efficiencies from reducing paper are not worth the loss of transparency and evidence for household and communities and potential for reinforcing social exclusion.

## #5 Technology as a tool for improving Land Administration: Lessons learned from the Resurvey project in Gujarat, India

**Presenter:** Gaurika Chugh

### **Abstract**

Land formalization in India can be traced back to the times of the pre-colonial and colonial era where survey and settlement played an instrument role for measuring land based on traditional methods such as use of chain and cross staff method. In the past couple of decades since Independence, state has used technology as a tool to streamline and improvise land administration. In order to circumvent the discrepancies involved in the management of records, the central government merged two Centrally Sponsored Schemes named, Computerisation of Land Records (CLR) and Strengthening of Revenue Administration and Updating of Land Records (SRA & ULR) into Digital India Land Records Modernisation Programme (DILRMP) in 2008. The DILRMP aimed to bring a major overhaul in the system of land administration through computerisation of land records, ensuring service delivery by minimizing the transaction cost in procuring records, integration of registration with computerization of land records and more significantly by introducing survey/resurvey through technological advancement measures like Electronic Total Station (ETS), Digital Global Positioning System (DGPS), satellite imagery through geo referenced cadastral maps that aimed at removing the errors in the land records.

This paper aims to focus its analysis on the study of how the use of new innovative technological methods through the use of ETS and DGPS technology has helped in improving the land administration. The findings of the paper is based on primary research in the two Scheduled districts of Gujarat, namely, Sabarkantha and Banaskantha. The resurvey project was implemented in the Gujarat state in the year 2009-10 with the aim to remove discrepancies involved in the records and since then the implementation of the project has been a major borne of contention between the state and the landholders for measuring land records information.

#### 4. Is the land sector prepared for the data revolution?

**Organiser(s):** Land Portal Foundation

The “Data Revolution” has been ongoing for about sixty years now. Halina (1966) already considered the question of whether this constituted a “revolution” or was “data evolution”. Similar discussions continue over the decades including more recently MacFeely (2020) who states instead that the “Data Revolution” is in fact a series of revolutions. Data problems such as limited access to information by those who need it and the lack of effective search and retrieval methods have been contemplated since the 1960’s. Data has a major impact on the changing character of social, economic and political processes. While much progress has been made in opening up data in order to address these problems in some sectors, such as banking, limited progress has been made in the field of land governance. The Land Portal argues that the data revolution in the land sector still has a long way to go and has developed a number of resources in support. Numerous case studies have shown that open data (including spatial data), can have major positive impacts, including in developing countries. Land data, when well-governed and available for use by a wide range of actors, can be a path to public good. The Land Portal promotes the open sharing of structured data and information on land issues both globally and in individual countries. Among other resources, we produce the State of Land Data (SOLI) series in collaboration with local research institutions and the Open Up Guide to support the release of structured land related data. The SOLI series aims to build an in-depth map of the land data ecosystem within a particular country. Researchers describe the available information across six categories of land data drawn from the Open Up guide. They assess what types of institutions have made the datasets available and assess each dataset against ten open data principles including its online availability, whether access is free or carries a fee, the quality of metadata and the standards used. The discussion seeks to explore how the land sector may with the help of resources such as the Open Up Guide and SOLI fully embrace this revolution!

# **PROTECTING THE LAND RIGHTS OF THE POOR (Social/Political)**

## 1. Protecting land rights in conflict-affected settings; are existing instruments innovative enough?

**Organiser(s):** ZOA, TMG, Radboud University, Wageningen University

The last decade witnessed numerous experiments with localizing and simplifying land registration procedures, and designing easy-to-grasp, low-cost, and accessible land records. Such localized and participatory practices of land recording generate evidence of land ownership that is acknowledged by the state, and that protects against infringements on these rights both at community level and in the judicial system. While the assumption is often that such mechanisms may -in principle- cater for a diversity and multiplicity of claims on land, in practice efforts of the international development community tend to focus on the registration of individual or family properties. But to what extent do such mechanisms indeed cater for the interests of particularly vulnerable groups, such as single women, or secondary right holders? And how about the protection of diverse, more temporary and limited arrangements, like land rental, land sharing, or even land squatting?

In this session, we will explore efforts to protect fragile tenure rights, also beyond registration. What additional ways and concrete tools are there to protect the rights of vulnerable land rights holders? We will also critically discuss their (potential) impacts: How do they affect tenure security of those that are not the primary land holders? How might such arrangements serve to nurture good relationships between different types of right holders?

### #1 Gender, Technology and Land Governance in Sub-Saharan Africa: analysis of a “hybrid system” approach in the Democratic Republic of the Congo

**Name(s) and affiliation(s) of the authors:** Nicole Mahamba (independent researcher) & Chris Huggins (uOttawa)

#### **Abstract**

In many countries in the Global South, overlapping systems of land governance, including customary and statutory systems, result in a situation of legal pluralism which cannot easily be accommodated by most land administration systems. Women, in particular, face difficulties securing rights to land in many countries, under both state and customary systems. Various approaches to land tenure security have been developed to address these challenges. Research into ‘pro-poor’ and ‘inclusive’ forms of alternative land rights securitization are important because many projects implemented to date have been pilot projects, and scaling these approaches proves challenging. Further, much research into such systems has been technical in nature rather than looking at socio-political aspects. There is need for a critical review of approaches as part of broader information sharing and debate over the strengths and weaknesses of such projects. This is especially crucial because much published work on such systems focuses on technical aspects, and pays less attention to the broader socio-political contexts in which they are embedded. This case study focuses on a project using the Social Tenure Domain Model (STDM) in Beni city, North Kivu, Eastern Democratic Republic of the Congo. The context is complex and impacted by violent conflict and general insecurity. This article investigates how STDM has been integrated into or grafted onto the existing land administration system. It also discusses the sensitivity of this system with regard to gender issues. Fieldwork was conducted by one of the authors as part of her Masters Degree research.

### #2 Promoting women’s land and housing rights through Study Circles and Savings Groups in Makululu slum

**Name(s) and affiliation(s) of the authors:** Farai Shumba, Policy and Advocacy Specialist, Habitat for Humanity Zambia

## Abstract

In Zambia, over 70 per cent of the urban population reside in slums, and the urban housing deficit is estimated to be 1,539,000 units, that is expected to reach over 3.3 million by 2030 nationally. The provision of security of tenure documentation to slum dwellers, improvement of housing units and general basic service delivery in the pursuit of participatory slum upgrading initiatives has been a major challenge in Zambia,

Makululu is the largest slum settlement in Kabwe district in the Central Province of Zambia. Since 2019, Habitat for Humanity Zambia has been facilitating the establishment of Study Circle groups to empower women and people with disabilities with knowledge and advocacy skills on land and housing rights using the following legal framework;- the new urban agenda, Voluntary Guidelines on the Responsible Governance of Tenure (VGGT) etc to enable them to engage at household level, with their civic leaders and Kabwe Municipal Council officials to accelerate the issuance of security of tenure and property rights documentation.

Savings Groups provide the financial mechanism for slum dweller women in Makululu to incrementally pool their resources and grow their savings through micro lending to enable them to pay for their occupancy licenses and incrementally improve their housing units.

The paper will therefore showcase the complementarity of the Study Circle methodology and Savings Groups in facilitating the issuance of 1,029 occupancy licenses for women in Makululu, the upgrading of 295 homes and the synergies with Zambia's National Lands Policy (2021) and National Housing Policy (2020).

## #3 Land Governance in Times of Conflict and Insecurity: Lessons from Uganda

**Name and affiliation of the author:** Christopher Burke, Managing Director, WMC Africa

### Abstract

The paper examines three separate examples of conflict across the country. The first example is the Acholi Region in northern Uganda from 1986 to 2004. It explores some of land related drivers to the conflict and examines the impact of the protracted civil conflict on land governance tenure both during the conflict and thereafter. The second example is in Kasese in Western Uganda where FAO successfully implemented a land registration initiative through 2015 to 2017 during mounting civil unrest. The third example relates to the March 2022 murder of three geologists and three soldiers by cattle rustlers in Karamoja that has a history of insecurity stretching back to 1979.

The paper examines practical lessons for land governance interventions from each of these cases: 1) Different types of conflicts have different implications for land governance, 2) Communication is critical to minimize information vacuums, 4) Local information is invaluable in managing challenges of conflict on interventions in the land sector, 5) Violent conflict affects the social fabric of the community, 6) Conflicts can attract funding to support interventions, and 7) Conflict has a complicated and selective impact on the memories of the stakeholders involved. In conclusion, the paper supports recent arguments that Fit for Purpose land administration interventions can be implemented in violent conflict settings and make an important contribution to peace building and future work on land administration in the post-conflict and reconstruction phases.

## 2. The impact of COVID-19 on rural livelihoods and access to land in Sub-Saharan Africa: Implications for the future

**Organiser(s):** LANDac

The COVID-19 pandemic has had an enormous impact on people around the world – not only in terms of public health, but also as government policies and restrictions aiming to curb the pandemic have had varied, direct and indirect, effects on people’s livelihoods. Since the start of the pandemic, multiple research reports, peer-reviewed papers, policy briefs and other documents have been published that highlight land governance-related concerns on the impact of COVID-19. Considerable attention has been paid to the dire consequences the COVID-19 restrictions have had for people living in informal settlements in urban areas in the Global South. Relatively less attention has been paid to the impact in rural areas. Even though rural livelihoods may have been more indirectly affected during the COVID-19 pandemic, the combined effect of COVID-19 and the restrictions introduced to curb the pandemic have caused concerns on increasing levels of rural poverty, food insecurity and irregular land acquisition. One particular concern is that the policies and restrictions introduced to curb the pandemic will affect poor people’s access to land due to distress sales, urban-to-rural migration and disrupted land administration services.

However, almost two years since the start of the pandemic, there is still little empirical evidence that can either support, nuance or debunk these initial concerns and assumptions. As such, LANDac has collaborated with researchers from the DRC, Kenya, Namibia and Uganda to collect empirical data on these, and other land-related, concerns. This panel will present the fieldwork results, reflect on the longer-term impacts of the pandemic, and discuss future avenues for research and action, as well as important take-aways for the global land governance community.

### #1 Covid 19, Formalizing Land Rights and Poverty in Rural Tanzania

**Name(s) and affiliation(s) of the authors:**

Howard Stein, University of Michigan, Ann Arbor

Shyamala Nagaraj, University of Michigan, Ann Arbor

Kelly Askew, University of Michigan, Ann Arbor

Faustin Maganga, St John’s University of Tanzania, Dodoma, Tanzania

Rie Odgaard, Danish Institute of International Studies (retired)

**Abstract**

The government of Tanzania like other African states is titling rural property to purportedly protect the rights of the poor and raise their incomes to get them out of poverty. However, there has been a paucity of studies of the actual impact on poverty. A key is to measure income and poverty levels over time. The most common approach are Household Budget Surveys undertaken five times since 1991/92. They record expenditures in selected households (usually defined as a group of persons living together) over a month-long period. However, the approach suffers from weaknesses including an inability to identify the sources of income which is needed to evaluate the impact of formalization and the likely influence of Covid-19. Some critics of the approach have used asset accumulation as an alternative measure of poverty. However, this too fails to identify the sources of income behind that accumulation. We generate a third measure based on household real and imputed income from field work in rural Tanzania from 2010-19 covering 2025 households in 40 villages in four regions. Households were revisited five to 7 years later in 20 villages in three regions. The data identifies regional poverty differentiation, changes over time and the poverty level drivers including the impact of titling (Certificate of Customary Right of Occupancy) and the size of the poor’s land holdings. We pinpoint the sources of income of the poor which are likely to be affected by Covid-19 and alternative strategies that will better address poverty alleviation following Covid-19.

### 3. Why land tenure security is not enough: the need for a radical, justice oriented framework for land and resource rights

**Organiser(s):** Transnational Institute (TNI)

Following the renewed global land rush, many responses centred on the need for greater 'land tenure security'. Often overlooked in this more narrow, legalistic approach has been an appreciation for the way in which legal mechanisms can also be used to dispossess and disempower people. We examine how different, sometimes competing, political tendencies framing responses to the global land rush have played out through an analysis of the over 800 projects to implement the Tenure Guidelines (VGGTs) listed on the database of the Global Donor Platform for Rural Development. We make the case for an alternative framework to address the multidimensional character of land-based injustice: the '5Rs'. These refer to a set of five interrelated ethical principles - Recognition, Restitution, Redistribution, Regeneration, and Representation – that ought to be at the core of a human rights approach. We will hear how the 5Rs approach has inspired struggles around land and resource rights in Myanmar, Colombia and Ethiopia.

#### #1 Land, lives and justices

**Name(s) and affiliation(s) of the authors:**

Irma Beusink. Director DuurSamen i.o.

##### **Abstract**

The sustainable use of land and resources and fair distribution of access are necessary conditions for sustainable development. From empirical research in Bolivia it became evident that gender justice is related to land rights and rights on positions of authority which are entangled and constitutive of the right to administer justice in indigenous and peasant communities under legal pluralism. Land, authority and community justice are determinant in the lives of women and the possibilities to achieve gender justice. Land tenure is thus not only important to secure sustainable livelihoods of women but is thus entangled in what is denominated a bundle of rights by Ribot, J. and Peluso, N. (2003). New legislations enable indigenous and peasant women to have a greater decision power in community governance and therefore in decisions that affect their lives. However unintended consequences of these legislations also limit the agency of indigenous women. Policies and legislations thus have to address gender justice and land tenure rights in more interrelated ways.

#### #2 Justice in land tenure and governance: examining recognition, representation and distribution through global frameworks, national policies and local struggles

**Presenter:** Anne Valkonen

##### **Abstract**

During the past decades, especially in sub-Saharan Africa, land policy interventions have strongly focused on the recognition of legitimate tenure rights. This has been translated by the identification of tenure rights, their legal registration and their administration through (newly) set-up institutions. One of the objectives has been to enhance tenure security. However, as argued elsewhere, tenure security is not merely a legal and an administrative matter. Its sources are complex stemming from the politics of land that are influenced by authority relations, state policies, social dynamics and cultural factors such as belonging (Valkonen, 2021).

While recognition has been closely linked to tenure security, it is also one component of equity and justice. Other commonly approved dimensions of justice include representation in policy, development and decision making processes, and the distribution of benefits and costs. These dimensions call upon a wider framework on justice in land tenure and governance. In this presentation, I apply the three dimensions of justice (recognition, representation, distribution) to land tenure policies and interventions. Based on my research and professional work, I investigate these dimensions through three examples: Voluntary Guidelines on the

Responsible Governance of Tenure as the global framework on land, Malagasy land policy and indigenous land struggles in the Sami homeland in Northern Finland. The aim is to explore ways for widening the perspectives on land tenure in policy and practice.

#### 4. Access to natural resources: conflict, regulation and marginalization of peripheral actors

**Organiser(s):** Université catholique de Louvain

This panel focuses upon actors that are pushed towards the periphery in natural resource governance in the African Great Lakes Region.

In a context of an intensified rush towards natural resources combined with the challenges of climate change, two main discourses took the upper hand in natural resource politics: (1) on the one hand the importance to facilitate productive resource management in order to provide opportunities for development; (2) on the other hand, the importance to protect vulnerable ecosystems in order to safeguard global biodiversity and sustainability. However, on the ground, we see how conflict-causing inequalities persist or deepen, and how 'peripheral' actors are excluded from access to resources. In this panel, we aim to fill in the gaps in the literature regarding the societal impact of resource commodification and environmental protection. We focus upon the African Great Lakes Region in order to analyse the marginalisation of 'peripheral' actors within the struggles for access to natural resources. Our lens particularly directs itself towards actors who are facing the erosion of their historical rights on the resources upon which they depend, but who also find themselves in a subordinate position among rural population groups. We analyse the conflicts in which these 'peripheral actors' are embedded; how 'peripheral groups' interconnect with other groups within the rural population; and how 'peripheral actors' develop coping strategies in order to secure their survival.

##### #1 "The park has killed our identity" - nature conservation and the uprooting of indigenous peoples' identity in South Kivu, Eastern DRC

**Presenter:** Vedaste Cituli

###### **Abstract**

Over the last three decades, quite some analyses has focused on the relationship between nature conservation and indigenous peoples' livelihoods. This relationship is characterised by multiple tensions and pushes nature conservation organisations to search for sustainable integration strategies in order to involve communities in nature conservation. Trogisch (2021), through her *geographies of fear* approach, offers an emotio-spatial analysis to understand how fear - as a political instrument - shapes the social geography of riparian populations. In "wounded landscapes" Marijnen (2019) reveals the importance of a historically grounded understanding of the representation of landscapes affected by violent conflict. Both perspectives will serve as a starting point in this paper in order to focus on how indigenous peoples in South Kivu interact with natural resource conservation dynamics. We analyse how conservation practices have uprooted the *totems* that are important to the indigenous peoples. How does this uprooting of identity contribute to the exclusion/marginalisation of this community? Is the experience similar in all the territories occupied by indigenous communities? How do the struggles of indigenous communities interact with armed group dynamics in the region? We focus on various communities living in / around the Kahuzi-Biega National Park, the Itombwe Nature Reserve and the Nyamusisi and Nganja forests in South Kivu, Eastern DRC.

##### #2 Water and its avatars: the right to conflict and conflict of rights over access to and control of resources - The case of Lake Albert

**Presenter:** Ramazani K. Lucien

###### **Abstract**

The struggles around Lake Albert turn around much more than mere water issues; they require a deeper

understanding of the logic underlying access to and control of the Lake as a resource. This paper situates itself within a particular setting and timing in the history of the DR Congo and Uganda. It focuses upon the management of transboundary waters where a variety of actors instrumentalise the various legal frameworks fixing the borders between the two countries. The article attempts to analyse the stakes of water grabbing on Lake Albert, the conflicts that this generates, the environmental degradation that these conflicts produce, and the manifestation of public authority in this whole process. To do so, our paper starts from the widely shared assumption in African anthropology that the definition of *real* public authority is a necessary step to resolve conflicts and promote development (Olivier de Sardan, 2018; Lund, 2010). The case study provides an entry point into understanding, through field data, how actors articulate discourses and develop strategies to secure their access and maintain their control in confrontation with other actors. Particular attention will be paid not only to Congolese and Ugandan actors but also to how all these actions reconfigure the territorial imaginary.

### #3 Environmental conflicts and reterritorialization . Towards a political ecology of mining modernisation in the DRC

**Presenter:** Bashizi Anuarite

#### **Abstract**

Despite the establishment in the DRC of a conservation framework since 2002 and its strengthening in 2018, the contradiction between the discourse of poverty alleviation (which emphasizes the importance of mining for economic growth) and that of sustainable development (which emphasizes environmental conservation) is not yet resolved. This paper explores this tension by analysing the consequences of industrial mining on the sustainability of other natural resources - including agricultural land, water and forest. Our analysis provides an insight into how industrial mining deteriorates other natural resources, degrades people's territory, and thereby produces human insecurity. We deconstruct the way in which the modern gaze disconnects resources from people's territory at the local level. Instead, we analyse how discourses of power produce environmental degradation and how this affects the living and the non-living. This form of *detritorialisation* - linked to top-down policies - affects poor populations; and then gives rise to forms of resistance in view of a *reterritorialisation*. Our case is embedded within analyses of environmental conflicts in the DRC that go beyond a critique on 'blood minerals'. We insert ourselves into a more general conceptualisation of 'blood' - both red and green - that is spilled by multiple manifestations of extractive capitalism against which the conservation framework has failed to resist.

### #4 Taking account of 'vulnerability' in ethical research practices

**Presenter:** An Ansoms

#### **Abstract**

This paper reflects upon the ethical challenges of working with 'peripheral' or 'vulnerable' populations in research on natural resource governance. Ethical research protocols foresee in standard procedures that should safeguard research populations from harm and non-anonymized exposure. However, in the field, researchers are often confronted with complex ethical dilemmas for which there are no blueprint answers. At the same time, the 'do-no-harm' protocols foreseen in standard ethical procedures may turn out to be inappropriate – and even completely unethical – when applied in the specific context of those 'peripheral' or 'vulnerable' populations. How can the researcher navigate between the procedural approach that is imposed by donors, and a pragmatic ethical approach that is adapted to and co-constructed with research participants? This paper sheds light on the tensions a researcher may be confronted with, and offers some concrete pathways on how to.

## 5. Sustaining and Scaling Tenure to Land and Forests : Challenges and Opportunities to achieve sustainable solutions at scale

**Organiser(s):** Lisette Meij, RVO LAND-at-scale, Raymond Samndong, The Tenure Facility

With barely eight years left to reach the UN SD 2030 Goals, a (r)evolution required is an acceleration of the process of securing and sustaining tenure rights. The focus of the land and forest governance sector now should be to scale approaches and interventions that have proven to be successful. However, sustaining tenure security, particularly that of women, youth and IPLCs, require a ‘fit-for-purpose’ land administration and governance that can bring specialized and scarce technical expertise to bear, combined with local presence and knowledge, over a timeframe that adapts to realities on the ground.

Such approaches have been successfully implemented, but at a small scale in specific contexts. To reach the SDGs, such approaches need to be scaled. The central question that we want to debate is: “How can sustainable tenure security for women, youth, and IPLC be achieved at scale?”

To answer this overarching question, we will address aspects of inclusion of vulnerable groups in land administration; the use of local presence and knowledge in land governance systems; how to scale such locally-adapted land administration systems; and how to make these systems support tenure security in the long term.

During this interactive session, LAND-at-scale and The Tenure Facility partners will share their experiences on the challenges and opportunities of sustaining tenure security, and how to make sure no one is left behind. Using these examples, we will collectively explore opportunities of how these experiences can be scaled in an inclusive and sustainable way.

Participation from the audience will be facilitated and encouraged.

### #1 What is forest tenure (in)security? Unpacking “perceptions” for IPLC rights and livelihoods

**Name(s) and affiliation(s) of the authors:** Anne M Larson, Iliana Monterroso, Nining Liswanti, Ade Tamara (CIFOR-ICRAF)

#### **Abstract**

Over the past two decades, growing recognition of forest-based Indigenous peoples and local communities (IPLCs) sparked forest tenure reforms to formalize IPLC rights to forests and forest lands. Nevertheless, tenure security, an intended objective of such reforms, has received less attention, despite being integral to the life and livelihoods of IPLCs and important for forests. Formal rights - a title, certificate or contract - is often used as an inadequate proxy for security, though the need to understand perception has been increasingly recognized. But understanding perceptions of tenure (in)security raises the challenge of unpacking what people mean when they say they perceive tenure to be secure or insecure. This article uses Participatory Prospective Analysis (PPA), a multi-stakeholder foresight scenario-building method, to explore those meanings. It draws on results from a series workshops implemented in Indonesia, Peru and Uganda in 2015 and 2016 primarily at subnational level, with 177 government officials, practitioners and members of community level organizations involved in forest tenure reforms. Four women-only workshops (three subnational and one national) were organized in Peru and Uganda with an additional 87 participants. The results demonstrate the immense depth and complexity of tenure security and insecurity perceptions and the interplay of multiple factors driving toward and away from desirable futures. The article questions both how tenure (in)security is defined and how it is assessed; and points to the need to embrace new rights-based approaches for the future of forest dependent communities and forest landscapes.

## 6. Lessons from Impact Evaluations of National Land Administration Reform in Burkina Faso, Mongolia and Mozambique

**Organiser(s):** Heather Huntington, PhD, Associate Director, Devlab@Duke, Duke University  
Kate Marple-Cantrell, Co-Lead, Global Development Research and Evaluation, The Cloudburst Group  
Christina Seybolt, Senior Technical Specialist, Impact Evaluation, Social Impact

Over the past two decades, a growing number of land sector reforms have been undertaken to strengthen land rights, increase tenure security, and improve land governance. These interventions were largely justified by the theoretical role of functioning land administration systems contributing to more secure tenure, motivating improvements in key development outcomes, such as food security and economic development. The growing body of impact evaluations (IEs) of these land sector interventions has allowed the testing of key assumptions in this land theory of change. The three impact evaluations introduced in this panel, of land administration reforms funded by the Millennium Challenge Corporation (MCC) in Burkina Faso and Mozambique provide a number of research- and policy-relevant findings, such as new evidence on the effectiveness of land sector reform and build the knowledge base in Africa across both rural and peri-urban/urban contexts, where there is an especially small number of empirical studies. In particular, research on these interventions improves understanding of the effect of sporadic registration/land administration strengthening reform and systematic titling. These evaluations also move beyond household surveys to include satellite imagery, land administration data, supplementary surveys to capture data from women, and a wide range of qualitative interviews to capture a variety of land sector perspectives. Finally, with an exposure period of over 7 years, the evaluations allow us to understand long-term impacts and project sustainability.

### Presenters:

- Heather Huntington (Duke University),
- Kate Marple-Cantrell (Cloudburst Group),
- Christina Seybolt (Social Impact),
- Seth Morgan (The Nature Conservancy),
- Maria Nagawa (Duke University),
- Alexandra Hartman (University College London)
- Emily Rains (Louisiana State University)
- Stephanie Dodd (Duke University)

## 7. Key Challenges and Lessons Learned from Systematic Land Titling: Promoting Pro-Poor Land Rights in the Context of the Sustainable Development Goals

**Organiser(s):** Medici Land Governance, Inc.

**Session description:**

Despite significant progress in systematic land titling (SLT) globally, most land remains untitled and undocumented. There remains a long way ahead for government and non-government entities aiming to achieve the targets established by the SDGs. To scale up SLT across the globe, various service providers have stepped in using public and private funding to support governments in scaling land titling using fit-for-purpose technologies and processes. This session will focus on the key challenges, lessons learned, and practical strategies related to SLT across the globe. The panelists will highlight examples from SLT projects in Zambia, Ghana, Colombia, Liberia, and other countries to identify constraints to success, strategies for scaling, and lessons learned from SLT initiatives to inform future ventures. The panelists will address mechanisms and approaches for ensuring SLT is conducted following a “pro-poor” approach and the issues and implications of this approach. The speakers will also discuss gender-sensitive SLT, ensuring women and other vulnerable groups can better access land titles and achieve tenure security. The session will conclude by discussing measures for monitoring and evaluating SLT in the context of the SDGs and recommendations for scaling SLT to achieve the SDGs by 2030.

### #1 Key Challenges and Lessons Learned from Systematic Land Titling: Promoting Pro-Poor Land Rights in the Context of the Sustainable Development Goals

**Presenter:** Dr. Ali El Hussein, CEO Medici Land Governance)

### #2 Does land registration affect improved seed uptake? Evidence from farmers’ mental models in Eastern Uganda

**Name(s) and affiliation(s) of the authors:** Lisa Murken (1), John Adriko (2), Karlijn van den Broek (3,4), Kati Kraehnert (1), Christoph Gornott (1,5)

1 Potsdam Institute for Climate Impact Research, Potsdam, Germany

2 National Agricultural Research Organization (NARO), Kampala, Uganda

3 Research Centre for Environmental Economics, University of Heidelberg, Heidelberg, Germany

4 Copernicus Institute of Sustainable Development, Utrecht University, Utrecht, Netherlands

5 University of Kassel, Kassel, Germany

**Abstract**

Do secure land rights incentivize farmers to invest more in their land and adapt their agricultural production to climate change? Many studies investigate this question but come to different results that are highly context-dependent. We evaluate the effect of a pro-poor land mapping and registration project in Eastern Uganda, which supported smallholder farmers in resolving land disputes, demarcating their land and applying for customary certificates of ownership. Specifically, we compare households in a sub-county that benefited from the program with households in a neighbouring sub-county that did not receive such support. Next to a structured survey, we ask households to draw mental models of their decision process to either use or not use improved seeds, such as drought resistant, high-yielding or early maturing seeds. Mental models capture an individual’s perception and understanding of a state or process, allowing to uncover divergences between the observed world and seemingly irrational behavior. By eliciting mental models, we investigate if and how households that benefited from the land mapping project differ in their adaptation decisions, namely with regard to using improved seeds. Results from 253 mental models show that the decision to use improved seeds involves many different factors. The complexity of the mental models drawn goes beyond frequently advanced explanations of (low) improved seed uptake, which center on high cost of and low access to improved seeds. Households that benefitted from

the land mapping project more often list secure land rights as component of their decision process, compared to the control group.

### #3 Beneficiary contribution model for land registration process using Mobile Technology

**Name(s) and affiliation(s) of the authors:** Mustapha Nurdin Issa – Chief Executive Officer – Tanzania Land Tenure Assistance – NGO, Malaki Msigwa – Land Administration Specialist - Tanzania Land Tenure Assistance - NGO

#### **Abstract**

As part of a sustainability plan for village land registration, the Tanzania Land Tenure Assistance (TLTA) has developed and tested a cost sharing model to have beneficiaries contribute towards the direct costs of village land registration process. Most village level land work in Tanzania has been donor funded (USAID, UK FCDO etc.), while the World Bank has funded developments at the national level and in the urban areas. However, the donor-funded initiatives have only addressed less than 5% of village claims. TLTA has developed and successfully tested the beneficiary contribution model where villagers sign up to partner with TLTA in advance in undertaking the process of customary village land adjudication and registration process by making a small amount of contribution to cover the direct costs of developing village land use plan and adjudication registration processes. This contribution is not meant to cover the operational costs of the TLTA NGO.

The contribution is used to pay for 1) Village boundary survey or verification and rectification, 2) preparation of Village Land Use Plans, 3) registration and issuance of Certificate of Customary Rights of Occupancies, and 4) upgrading of village registry offices for safe storage of Certificates of Customary Rights of Occupancies. This includes per diems for trained local villagers, government staff per diems and villagers participating on land registration process.

With modest external support, this model can be scaled up organically across the whole country, ensuring that all customary village land could be protected within an estimated ten-year period.

### #4 Colombian case: Multipurpose cadaster as a path to promote Pro-Poor Land Rights and progress on the SDGs

**Name(s) and affiliation(s) of the authors:** Miguel Mendoza – Medici Land Governance

On 1 January 2016, the 17 SDGs of the 2030 Agenda, officially entered into force at a historic UN Summit. The SDGs apply universally to all countries and mobilize efforts to end all forms of poverty. A significant proportion of humanity doesn't have secure rights to land and property, so it is necessary to accelerate efforts to document, record and recognize the relationships between people and land in all its forms. Land administration relates people and reports on 'how', 'what', 'who', 'when' and 'where' of the tenure, recognizing the social, economic and environmental circumstances at the national and subnational levels.

#### **Colombia case.**

Having a multipurpose cadaster would boost progress on the SDGs.

At the end of 2018, the National Council for Economic and Social Policy (CONPES) of Colombia, through document CONPES 3951/18, authorized the Government to enter into two credit operations, one with the World Bank (WB) for 100 million dollars and another with the Inter-American Development Bank (IDB) for 50 million dollars. The purpose of these operations is to carry out a systematic, updated and permanent inventory of the physical, legal, economic and social information of the properties, harmonized with the registration system of property, and are presented as an opportunity to solve problems related to land management that have afflicted Colombian society for decades.

As of January 1, 2019, the cadastral inventory in Colombia is: 66.00% of the national territory with outdated

information, 28.32% without cadastral formation and only 5.68% with updated information (IGAC, 2019). CONPES 3958 proposes a 7-year action plan to go from the current 5.68% with updated cadastral information, to 60% in 2022 and to 100% coverage in 2025. The first 650 municipalities include 170 municipalities of the Development Program with a Territorial Focus (PDET), 185 with the presence of Ethnic Groups and 108 with some strategic environmental ecosystem.

The agreement signed in 2016 between the Government of Colombia and the Revolutionary Armed Forces of Colombia (FARC), points to the cadaster as a necessary instrument for the development of the Integral Rural Reform, in particular, point 1.1.9 of that agreement details:

- "... the formation and updating of the cadaster and rural property tax, through a General Cadastral Information System, integral and multipurpose, which ... specify the formation and updating of the rural cadaster, link the registration of rural properties and be executed within the framework of municipal autonomy ...
- ... this cadaster should produce early results in the prioritized areas ...,
- ... will have information disaggregated by sex/gender and ethnicity, which allows, among others, to have information on the size and characteristics of the properties in the hands of women, their relationship with the land and the forms of titling... "

The WB and the IDB worked with the Government in the design of the Program, seeking to avoid negative impacts.

In the initial design phase, it was preliminarily identified that, although the Program has great potential to generate positive socio-environmental impacts, it also carries risks derived from the high complexity and conflict of land tenure in a megadiverse country in terms of biodiversity, multi-ethnic and multicultural, with one of the longest armed conflicts in the world and now in the process of preparing for post-conflict. In the particular case of the IDB, the systematization of lessons learned was fundamental for the preparation and includes processes of strengthening institutional and technological capacities and their implementation, which focuses on:

- Community involvement
- Women and the right to property
- Territorial rights of ethnic groups
- Preservation of the environment

## #5 Beyond Gender Quotas, Securing Rights and Empowering Women in Systematic Titling

**Name(s) and affiliation(s) of the authors:** Thais Bessa, Matt Sommerville, Patricia Malasha. USAID Integrated Land and Resource Governance Program

### Abstract

The main response to risks of excluding women or formalizing current discriminatory structures in systematic land titling programs has largely been to push for joint titling as the only/main "one-size-fits-all" solution. However, drawing from the USAID Integrated Land and Resource (ILRG) program experience in Zambia and Malawi documenting over 50,000 parcels of rural land, this presentation highlights how documentation data revealed a need for a nuanced approach to reach and benefit all women. Early documentation efforts, which resulted in even numbers of women and men registered, were analyzed to find that only 5% of the individuals initiating documentation were women between the ages of 18-36. In response, USAID ILRG established a series of ongoing gender equality and social inclusion trainings and spaces for reflections for data collectors, as well as methods for carrying out gender-responsive elections, tools for women's empowerment processes, and dialogues with community leaders to identify and champion change to harmful gender norms. Together this suite of activities has reduced risks of exclusion and supported an ecosystem of support for women's land rights that is expected to permeate land administration moving forward. This presentation will introduce the program's women's land rights framework for inclusive systematic land documentation, encouraging others to adapt to their country context.

## **IV. ADVOCACY AND SHRINKING CIVIC SPACE**

## 1. Revolutions need revolutionaries: how to secure land rights wins in adverse political contexts

**Organiser(s):** Oxfam Novib / Land Rights Now campaign

Indigenous and local communities are fighting to secure their territories all around the world, threatened by extractive, agro-industrial and energy companies responsible for human rights violations and environmental destruction with the support of Governments. In those contexts, local organizations are implementing a wide range of mobilization and advocacy tactics to demand justice and reparation. From lawsuits to innovative campaigns, this session wants to show the creativity, strength and resilience of land rights advocates who have been able to secure unprecedented wins for their communities and territories.

#1 Alejandra Ancheita, director of the Mexican human rights organization Prodesc, they have recently won a historic lawsuit against a mega wind power project, owned by the French company EDF, on indigenous Zapoteca lands

#2 Silvana Baldovino, program director on biodiversity and indigenous peoples at the SPDA, a Peruvian environmental law organization, who will be together with an indigenous leader from the Peruvian Amazon, presenting a campaign against illegal oil mining in Madre de Dios

#3 Archana Soreng, an indigenous activist from India, member of the UN advisory council on youth and climate change and board member of Land Rights Now

#4 Daniel Kobei, from Kenya, executive director of Ogiek Peoples' Development Program, who just secured a major victory, through ruling of the African court on Human and People's rights, to secure their territory.

## 2. The Human Right to Land – do we need Human Rights based Land Governance and what could it deliver?

**Organiser(s):** Ilse Pelkmans, David Betge, TMG Thinktank for Sustainability

Ten Years after the Voluntary Guidelines on the Governance of Tenure of Land, Fisheries and Forests (VGGT) were adopted, their implementation is lagging. Smallholder farmers, rural women, indigenous communities and local communities are all threatened by insecure tenure and recent studies and reports (e.g. Uneven Ground by ILC) do not indicate any significant changes towards improvements but rather show increased inequalities and violations of land rights. The key question is: how can this change? Which tools, processes or (r)evolutions are needed to ensure marginalized and tenure insecure people can claim and protect their land rights? This panel starts out from the question if a stronger grounding of land governance and land related projects, lobby and advocacy in Human Rights can be a gamechanger. Can a more explicit embedding of land rights work in Human Rights correct overly simplistic, technical framings? Can it reaffirm the legally binding human rights foundation of voluntary responsible land governance (i.e. the VGGT)? Could this lead to greater and better enforceable accountability of states and private actors? Which actors would need to be involved? What would be their role? How can vulnerable populations use Human Rights to defend their land rights? A starting point for the discussion will be the presentation of the Human Right to Land Tool developed by TMG Thinktank and the Danish Institute for Human Rights in collaboration with the Malawi Human Rights Commission. This tool explicitly links the VGGT to binding Human Rights instruments. It can be used by states and the defenders of land, environment and people as well as researchers to underpin land governance and other land related work with explicit Human Rights obligations. The panel and the audience will critically examine the usefulness and usability of the tool and discuss use cases and limitations. Additional panel members will bring insights from their own practical and academic work and broaden the scope of the discussion towards further needs and opportunities related to the intersection of land rights and Human Rights. Can this be a revolution or is it an evolution at best?

### #1 Human rights-based land governance is inclusive, gender equal land governance.

**Name(s) and affiliation(s) of the authors:** Jim Grabham, Mokoro Ltd; Elizabeth Daley, Mokoro Ltd

The WOLTS (Women's Land Tenure Security) project has developed tools and processes in Mongolia and Tanzania over the past 6 years to enable marginalised and vulnerable groups to claim and protect their human rights to land in the context of threats to their tenure security from land

grabbing and climate change, among others. The project has tested ways to build capacity to protect and support land rights of all vulnerable people within a framework that facilitates improvements in community land rights across the board. We show how drawing on human rights principles of inclusion and gender equality can deliver strengthened land governance.

By engaging men and women in dialogue, training and development of local champions – WOLTS has had a proven impact on local decision-making in relation to land, and also led to changes in social norms. We have shown that securing women's land rights is beneficial in defending community land rights, fortifying support from male members of the community. A dedicated effort has been made to engage marginalised groups and young people alongside traditional leaders – which has strengthened an inclusive approach within communities to respecting everyone's human rights to land, in line with the emphasis of the VGGTs and other international instruments on gender equity and non-discrimination. We share personal reflections about taking an empathetic approach with senior men, asking them to consider what they wanted for their daughters, and what changes were needed to achieve those objectives.

## 1. Land rights and human rights

**Organiser(s):** Francesca Marzatico, School of Surveying – University of Otago

Land is a source of livelihood, wealth, culture and identity for individuals and communities around the world. Land is also at the centre of economic and social reforms; it is often a cause of conflicts and a crucial element of conflict resolution strategies. Land rights are also associated with access to food, housing, development. Without access to land many people find themselves in a situation of economic insecurity. Moreover control of rights to land has been an instrument of oppression and colonization. Human rights defenders, civil society organizations, international actors and non-governmental organizations have called for the recognition of a human right to land. Strictly speaking there is not an internationally recognized universal human right to land. The international human rights framework has not adequately considered the role that land plays in the fulfilment of other international human rights.

At the same time the international human rights law recognises the human right to land to certain groups such as indigenous communities (ILO Convention 1969 and the UN Declaration on the Rights of Indigenous people). Is it possible to identify the place of land rights within the international human rights framework? Or it is needed an explicit recognition of the international human right to land? The latter could have significant implications not only for governments but also for companies, which have the responsibility to respect human rights (UN Guiding Principles on Business and Human Rights). This session contributes to the debate on the international recognition of land rights as human rights to improve protection of individuals and vulnerable groups at national and international level. The it aims at discussing the evolution of the concept of the right to land within the human rights debate, options for the recognition of human right to land and possible implications for governments and companies.

**Presenters:**

Esther Martinez Quinteiro

Valerio Martinis

### #1 Securing rights to communal land in Zimbabwe: Finding human rights based solutions

**Name(s) and affiliation(s) of the authors:** Charles Chavunduka, Department of Architecture and Real Estate, University of Zimbabwe, Emma Maphosa, Department of Architecture and Real Estate, University of Zimbabwe

A human rights approach has the potential to secure rights to communal land in ways that have not been possible through conventional state enforcement of the law. However, the lack of experimentation with human rights-based models for restitution of communities dispossessed of land by the state has exposed them to perpetual tenure insecurity in the face of land investments. To highlight the potential usefulness of a human rights-based approach, this paper provides an explanatory investigation of displacement of communities to pave way for land investments in Zimbabwe. For this, a human rights approach is applied to the analysis of community displacements by agricultural, mining and urban development projects. Data sources include a thorough literature review, documentary analysis and court judgements. Injustices arising from community displacement with inadequate or without compensation are analysed. In recent years, countries have increasingly come up with restitution solutions that look beyond constraints posed by existing legal frameworks. Although innovative restitution solutions seek to make displaced communities 'better off' – thus addressing the ethical principle of restitution – that is at the core of a human rights approach – the results reveal options that transcend the narrow focus on the prompt payment of just and fair compensation. Furthermore, besides emerging options for restitution of communities that get displaced by land investments, international best practice offers principles that shape future win-win solutions to land investments.

## 2. E-learning in land governance, a key to youth employability in Africa

**Organiser(s):** Youth Initiative for Land in Africa (YILAA), ILC , ITC University, NELGA

Following the second Arab Land Conference, it was revealed that 72% of the youth in the Arab region have no concept of land governance. Also, the Conference on Land Policy in Africa 2021, held in Rwanda, showed that Africa needs more than 1000 professionals in the sector.

This presents the deficits of Africa land professions and the existing inadequacies in capacity development on land issues. This provides an opportunity to put in place a training and information mechanism to provide solutions to the problems that arise. In this regard, youth must be seen as partners, rather than as mere beneficiaries, in poverty reduction interventions, land governance, and in the larger growth, transformation, and development of Africa We Want. Hence, we must put in place a training and information mechanism to provide solutions to the problems that arise also ILC Africa and YILAA are establishing a youth Multi-stakeholder platform as a strategy to hence learning to the youth. This workshop will serve to raise awareness to the youth platforms for them to know how important they are in the development of today's future in Africa. A presentation of statistical data will show a need for more trained and capacitated youth in the domain. It will also show the kind of strategies to be deployed to ensure youth are equipped with skills and knowledge to ensure they have access to and control over land as a means of building their economic and social baseline.

Finally, we will show that land issues in Africa must be solved by African youth for Africans.

The following questions will be discussed:

- How does land governance provide employment to the youth?
- What kind of job opportunities does the youth get from land training platform?
- What kind of strategies to be established to ensure youth are skills and knowledge over land governance as a building block for their economic and social sustainability?

### #1 E-learning for youth land governance in Africa

**Presenter:** Ameth Diallo, Head of Training and Research of YILAA

### #2 Sharing of experiences and lessons learned on youth and land governance capacity building program: case study of Senegal

**Presenter:** Oumy Faye, NELGA West Africa

### #3 E-learning portal in benefit of Youth

**Presenter:** Rik Wouters, Yilaa training Advisor

### #4 Youth empowerment and capacity building in land administration

**Presenter:** Christian Lemmen, ITC University (speaker) (15 min)

### 3. Women's Land Rights: What have we achieved and how to more forward? Experiences from the last ten years of Civil Society, Academia and Grassroot women's leaders

**Organiser(s):** Oxfam International and LANDac

For the past ten years, we have seen massive changes in the land governance sector. This started with The Voluntary Guidelines on Governance of Tenure in 2012, and Sustainable Development Goals in 2015. This included the change at the regional level like Africa where we saw the Framework and Guidelines for land policy in Africa 2010, the Malabo Declaration in 2014, guidelines for large scale land-based investment to mention a few. Apart from international and regional instruments, in past 10 years we have seen massive actions by grassroots women, women leaders and civil society. We have seen huge mobilization of women, their leaders and their organisations in pursuit of asserting their rights to land access, control, management and ownership.

This session will aim at discussing what we have learnt in the past ten years, where we are now and how do we move forward. The objectives of the session will be 1) To share experience based on the work on the international, regional, and national framework (Academia) 2) To share experience based on advocacy done by civil society 3) To share experience of grassroot women on their pursuit to assert their rights on land.

#### #1 Land Information Working Group

**Name(s) and affiliation(s) of the authors:** Violaine Fourile - Land Information Working Group in Laos and Phetsakhone Somphongbouthakanh - Independent Consultant - Gender Equality and Diversity Inclusion – Laos

**Abstract:**

Women Land Rights (WLR) in Laos was absent from customary rules, and land policy discourse for different reasons, lack of knowledge and understanding about the issues faced by women related to their land rights. This led to undermining the different problems posed to diversity of women and very little action taken to empower women in regards to their land rights.

From those observations coupling to the fact that donors have been pouring lots of funding in land titling projects, LIWG has put lots of efforts to 1) better understand the land context for women, 2) to mainstream WLR into the land policy dialogue, and 3) to capacitate its members to conduct awareness raising activities at grassroots level.

In order to do so, LIWG firstly conducted cases study. Based on the recommendations from the cases study, LIWG developed advocacy materials. LIWG also created a community of practices with technical support by gender specialists and its core members who experiences on gender work to developed awareness raising materials and tools on WLR in order to reach out to the communities. LIWG will now focus on the capacity strengthening of its members to deliver awareness raising activities at grassroots level.

Through this session, LIWG would like to present the different steps covered to respond to the specific issues identified, what has been achieved and what is still being to be achieved in terms of transformative changes at the level of the government, of the stakeholders engaging in the land sector and the communities.

#### #2 Securing land rights for women through policy and system interventions

**Name(s) and affiliation(s) of the authors:** Mark Okundi (Advocacy and Communications officer ,Habitat for Humanity Kenya)

## Abstract

Women's rights to land and property are protected under the Kenyan Constitution of 2010 and in other frameworks providing equitable access, security of land rights, elimination of all forms of gender discrimination in law, and customs and practices related to land and property. In reality women are disadvantaged and discriminated against and their rights to own land denied. As a matter of fact, there are several land laws in Kenya that are discriminative and prevent women from owning or controlling land. Women are also deprived of their land rights through informal pressure, norms and traditions. Habitat for Humanity Kenya has been working in the counties of Laikipia and Homabay to advocate for securing land rights for women through policy and system interventions, provision formal and informal mechanisms for land ownership. Through awareness creation, capacity building that empowers community lobby groups to raise their voices and claim their rights. Besides engagement with decision makers to influence policy changes at county and national levels. Key lesson learnt is that increased knowledge changes attitudes and norms, empowering women and other stakeholders to rise up and claim their rights. As a result, more women today own title deeds, widows have initiated succession process to change land ownership from their deceased spouses. Moving forward, the governments should have educational programmes promoting women rights to land ownership. Land policies should also be evaluated to check against gender discrimination, women should also be involved in the land decision processes. Barriers to women's rights should be addressed.

## #3 Securing land tenure for women and vulnerable groups in Mongolia and Tanzania – a 5-year study

**Name(s) and affiliation(s) of the authors:** Joyce Ndakaru, HakiMadini; Elizabeth Daley, Mokoro Ltd; Emmanuel Mbise, HakiMadini; Ezekiel Kereri, HakiMadini; Jim Grabham, Mokoro Ltd

## Abstract

New gender transformative tools in the WLPR field over the past decade include the WOLTS approach to securing land rights in mining-affected pastoralist communities in Mongolia and Tanzania. Based on thoroughly triangulated in-depth research in host communities, the WOLTS team designed an inclusive, iterative and highly participatory training programme with men and women taking part jointly and acting as community champions for gender equity and land. This approach was rolled out in four communities over three years and has increased awareness and knowledge of land and gender-related laws, increased women's participation in land governance, and demonstrated that investing in women's land rights protects community land rights. One of the most significant elements has been vigorous inclusion of both men and women, ensuring that everyone has the opportunity for free and fair participation. A number of techniques were employed to promote open discussion including the use of role-plays which provided men and women with new perspectives on how discriminatory land governance marginalises vulnerable groups and can further enrich powerful elites in the community. The WOLTS team has witnessed a distinct change in attitudes and social norms around gender-based violence, among others. In Mongolia, champions began actively promoting services for women affected by domestic violence whilst in Tanzania, younger Maasai men have reported taking up tasks perceived to be the responsibility of women such as childcare and fetching water. These adjustments to long-held values open up space and time for women to engage in decision-making and become leaders in their community.

#### 4. Community-driven land rights advocacy; the power of grassroots voices on land governance

**Organiser(s):** James Wangu, Teddy Kisembo, Dominique Schmid, Annelies Zoomers (Utrecht University/LANDac PLN)

In the international discussions and debates around the issues of land governance and large-scale land-based investments in the global South, local communities' voices, ideas and expectations are rarely present. The [LANDac's Professional Learning Network \(PLN\)](#) was initiated three years ago to address this critical gap; to ensure communities derive significant/more benefits from land-based investments. PLN is a platform where professionals from the global South, sub-Saharan Africa specifically, come together to build and exchange knowledge around community perspectives on land issues for the above-mentioned objectives. The PLN fellows work on key land administration cases, approaches, achievements and challenges as well as innovative land concepts, tools and best practices. They share this knowledge through South-to-South learning, workshops and other media.

The objective of this session will be to share learning experiences from the PLN fellows on South-to-South knowledge creation and exchange, and how the network's activities have influenced their work. Specifically, the session will start with a reflection of customary land registration and tenure security followed by a discussion on the empowering journey of communities to advocate for land rights. We will facilitate an interactive roundtable with PLN fellows discussing their organization's approach on how to empower communities to advocate for their land rights.

We will pose a number of guiding questions, which the panelist will be invited to answer, then we will open the floor for an open discussion between the fellows and the audience. By listening to these conversations, we hope to gain knowledge on how the empowerment of communities can equip them to advocate for their land rights and what role South to South learning plays in that mission.

The discussion will be guided by the following questions:

- What is the impact of customary land registration on the realization of tenure security and land rights?
- How has your organization's work (or other programs in your country) empowered communities to advocate for their land rights and what short- and long-term benefits did result from those?
- How can South-to-South learning programs, such as the PLN, support your organization's work for enabling or positioning community-driven land advocacy?
- How has your participation in the PLN program helped you in your work?

**Panelists:**

- Judith Atukunda (LANDnet Uganda)
- Fridah Githuku (Executive Director, GROOTS Kenya) (*to be confirmed*)
- Arach David James (Namati, Kenya)
- Kate (NES, Malawi)
- John Kelvin (Rice and Rights Foundation, Liberia)

## 5. Women's Dispossession from Land and Home in Kenya, Uganda, Zambia and Zimbabwe

**Organiser(s):** Joseph Schechla, Housing and Land Rights Network (HLRN), Dorothy Baziwe, Shelter and Settlements Alternatives: Uganda Human Settlements Network (SSA:UHSNET), Samuel Ikua, Mazingira Institute, Diana Wachira, Pamoja Trust, Grace Chikumo-Mtonga, Civic Forum on Housing and Habitat Zambia (CFHHZ), Hilary Zhou, Zimbabwe People's Land Rights Movement (ZPLRM)

### Abstract

Women often are disproportionately vulnerable to eviction and dispossession of land and home, enduring more-severe and more-challenging impacts to recover from.

This session presents such experiences of women in Kenya, Uganda, Zambia and Zimbabwe. While the contexts differ, the facts are often common, hidden and/or considered 'normal' and unremarkable. However, these cases of much-needed monitoring and quantification exemplify how to capture and make visible the material and nonmaterial values at stake are systematically captured and documented with a single survey tool, adapted to local circumstances.

Contexts include urban development-induced eviction, large-scale land acquisitions and customary practices. The presenters have sought injunctions or remedy for impacted communities, advocated in international, regional, national and local spheres, based on this detailed quantification of women's values at stake.

The session will be structured as follows:

1. Overview of women's rights to land and home in sub-Saharan Africa, including a typology of contexts in which women are especially vulnerable often amid customary practice;
2. Summary of cases in each country, followed by a roundtable discussion of the differences and similarities among cases
3. Discussion/Q&A placing women's dispossession in the legal and policy context, and the role of research and advocacy to effect change.

### Presenters

- Dorothy Baziwe, Shelter and Settlements Alternatives: Uganda Human Settlements Network (SSA:UHSNET); Diana Wachira, Pamoja Trust; Grace Chikumo-Mtonga, Civic Forum on Housing and Habitat Zambia (CFHHZ), Hilary Zhou, Zimbabwe People's Land Rights Movement (ZPLRM)
- Samuel Ikua, *Mazingira Institute*
- Joseph Schechla, *Housing and Land Rights Network* (HLRN)

## 6. Reparations through commoning

**Organiser(s):** Mas Newen, Aralez

We would like to set up a panel and discuss the necessity for the immigrant diaspora and people under the poverty line in the Netherlands for having land to cultivate as a common way of reconnecting to nature and community whilst generating food sovereignty, empowerment and nourishment. Food sovereignty and land-based community can be a powerful source of autonomy for social movements, enabling radical visions for a different world outside of NGO\state-funded programs. We would like an open discussion/session about experiences from the southern hemisphere to see how we can learn from each other in a long-term weaving and exchanging between North and South. We believe that whereas modern agro-industry is reliant on neo-colonial trade policies and mass land dispossession of farmers in the Global South, autonomous agroecological farming communities in the North can enable a de-linking from neo-colonialism and open channels for concrete forms of solidarity by reclaiming of the lands (commons) in the global north.

## V. CLIMATE JUSTICE

#### 4. The challenges of governing land in the context of climate change: rebuilding communities, the right to food and implications to rural livelihoods

**Organiser(s):** Dr. Natacha Bruna, Observatório do Meio Rural (OMR), Dr. Máriam ABBAS, OMR, Uacitissa MANDAMULE, Aix-Marseille University/OMR

Over the last 20 years, Mozambique has become one of the preferred destinations for large land-based investments, which has resulted in expropriation of land from peasants, exposing them to food insecurity, poverty and other social and economic problems. Over the same period, the country has also been systematically affected by the impacts of climate change, posing challenges to farmers' livelihoods and food security.

Extreme weather events that have systematically resulted in the displacement of people and loss of their farms. Adding to this, predictions indicate that both temperature and rainfall patterns are expected to change by the end of the century, being expected an expansion of the localized semi-arid areas to other parts of the country. These changes in climate will affect land suitability and farmers' productive decisions, with significant impacts on land use, food production and food security. Therefore, it is relevant to grasp how to rebuild communities and guarantee land access within the dynamics of climate change.

On the other side, the 2019 IPCC report, 'Climate change and land', highly suggests and promotes land-based solutions; consequently, creating new climate-related demands for land and potential new patterns of land and resource grabbing to environmental ends. These constitute the guidelines for future global land use. But a closer look at the implications of mitigation and adaptation policies (such as REDD+ and green investments under its umbrella) shows that rural livelihoods are being adversely affected while environmental goals are being prioritized over social goals.

Overall, this panel, through the case of Mozambique, aims to explore different dimensions on how land governance and rural population is being impacted directly and indirectly by climate change itself and the policies to address it.

**Presenters:**

- Dr. Natacha BRUNA, OMR
- Dr. Máriam ABBAS, OMR
- Uacitissa MANDAMULE, Aix-Marseille University/OMR

## 5. The impact of climate change on traditional governance of land and natural resources

**Organiser(s):** Dr Francesca Marzatico, School of Surveying – University of Otago, Ms Esther Obaikol, Intergovernmental Authority on Development

**Contact details:** Dr Francesca Marzatico ([francesca.marzatico@otago.ac.nz](mailto:francesca.marzatico@otago.ac.nz))

**Session format:** Panel

**Code:** CLIM-2

**This session is OPEN for abstract submissions.**

### Session description:

The pressure on land and natural resources caused by landbased investments is exacerbated by climate change. This poses global challenges on the availability of land and natural resources and has a particular impact on indigenous communities, many of whom are facing first-hand the consequences of climate change given their interdependence with the environment and its resources. Indigenous people traditional ability to adapt to the environment and to cope with climate change is increasingly overwhelmed by their political and economic marginalization, loss of land and resources, human rights violations, discrimination and unemployment. Loss of traditional land and resources has the potential to increase conflict and represents a threat to traditional governance and to indigenous peoples' very existence. To cope with the loss of their traditional land, indigenous people are often forced to migrate, exposing them to discrimination and increasing their vulnerability. This session aims to discuss the impact of and potential solutions to climate change and loss of land and natural resources on traditional governance. Focus will be given to actions aimed at supporting the adaptive capacity of indigenous peoples, with the purpose of identifying lessons learned and best practices. Particular attention will be provided to those interventions which allow full and effective participation of indigenous communities in the development of mitigation measures to ensure that such schemes do not negatively affect them.

- Dereje Kebede

### #1 Impact of Large-scale Agricultural Land Acquisition on Vulnerability to Climate Change Shocks of the Displaced Households: Evidence from Ethiopia

**Name(s) and affiliation(s) of the authors:** Dereje Kebede <sup>1</sup>, Bezabih Emanu (PhD)<sup>2</sup> and Girmay Tesfay (PhD)<sup>3</sup>

<sup>1</sup> Ph.D. Student in Climate change and Rural Development, Department of Agricultural and Resource Economics, Mekelle University, Ethiopia

<sup>2</sup> HEDBEZ Business and Consultancy PLC, General Manager, Co-advisor, Addis Ababa, Ethiopia,

<sup>3</sup> Department of Agricultural and Resource Economics, Head of Department, Major advisor, Mekelle University, Ethiopia,

### Abstract

Although socio-economic impacts of Large-scale Agricultural Investments (LSAIs) are well researched, studies exploring the impact of LSAIs on climate change vulnerability of the displaced smallholders are scanty or none. This study is, therefore, intends to bridge the knowledge gap by analyzing the impact of LSAIs on climate change vulnerability of the affected smallholders. Survey data was collected from 521 sample households in Oromia region (49% displaced and 51% non-displaced or control units). Principal component analysis (PCA) and propensity score matching method (PSM) were applied to analyze the data. The results indicate that LSAIs have increased the vulnerability of displaced smallholders to climate change

shocks by 96% as compared to the control households, which is significant at 1%. This implies that policymakers should consider the climate change vulnerability implications of LSAs on the affected communities during the planning and allocation of land to LSAs. The empirical finding from this study has filled the existing information gap in the areas of climate change vulnerability of the displaced communities, which can be considered as a value addition of the study.

## #2 Disaster Communications for Fire Mitigation in The Future

### **Name(s) and affiliation(s) of the authors:**

Rosalina Kumalawati, Department of Geography, Faculty of Social dan Political Science, Lambung Mangkurat University, Indonesia

Astinana Yulianti, Department of Communication Studies, Faculty of Social dan Political Science, Lambung Mangkurat University, Indonesia

Syamani D Ali, Faculty of Forestry, Lambung Mangkurat University, Indonesia

Rijanta, Faculty of Geography, Gadjah Mada University, Indonesia

Ari Susanti, Faculty of Forestry, Gadjah Mada University, Indonesia

Erlis Saputra, Faculty of Geography, Gadjah Mada University, Indonesia

Jany Tri Raharjo, Peatland and Mangrove Restoration Agency of Republic of Indonesia

### **Abstract**

Fire is a disaster caused by climate change, a serious problem in the world, including in Indonesia. The causes of fires are natural and human activities (land clearing activities, and Intentional burning of settlements and agriculture). The negative impacts of fire are so many that to reduce disaster communication is needed. Disaster communication is very important in providing accurate information, building public empathy, and encouraging communities to rebuild better after a disaster. The purpose of the study was to find out about disaster communication in the future fire mitigation process at the location of the new state capital, East Kalimantan Province. The research method uses literature studies and online media analysis used by the government in the mass media related to reporting on fire disasters. The results of the study show that the disaster communication carried out by Government after the determination of the location of the state capital related to the fire disaster is still very minimal, both through the internal media of institutions/agencies and external online media. The findings of this study are that the lack of information about fire disasters can increase fire disasters, and affect climate change. The community continues to traditionally manage land and natural resources by clearing land by burning it for settlements and agriculture. It is very important to know disaster communication in the future fire mitigation process in the location of the new capital city to minimize negative impacts. The community no longer manages and clears land by burning, but still maintains local wisdom.

## #3 Participatory decision-making in Mongolia aims to address climate change challenges to traditional herding lifestyles

**Name(s) and affiliation(s) of the authors:** Narangerel Yansanjav, PCC-Mongolia; Elizabeth Daley, Mokoro Ltd; B. Munkhtuvshin, PCC-Mongolia; B. Suvd, PCC-Mongolia

### **Abstract**

The WOLTS project has been implemented in Mongolia since 2016. From the start we worked closely with the National Land Agency (ALAMGAC) to amplify efforts to develop inclusive and gender-sensitive land governance tools to address climate-related challenges facing Mongolian herders. Key here are pastureland degradation due to lower rainfall and increased frequency of wind storms, resulting in decreased livestock quality and productivity and eventually impacting the local economy.

The WOLTS approach promotes participatory consultation, where all men, women, old and young are encouraged to be part of decision-making on land. Along with our efforts to strengthen capacity of local gender and land champions, this was recognized by ALAMGAC, leading to development of new guidelines

on gender and participation for inclusion in broader national guidelines for local landscape development planning. The WOLTS team worked closely with local herders to develop the new guidelines that were endorsed by ALAMGAC and introduced to over 300 land officers around Mongolia in late 2021 via online training. Initial feedback suggests they are beginning to be taken up in practice, with positive impacts for local land management and governance.

The new gender guidelines support herders to plan for the sustainable pastureland management that their lives and livelihoods depend on, as full and effective participants alongside local leaders. The authors show that addressing gender equity, participation and inclusion must be essential parts of successful solutions and approaches to climate change and thus need to be fully adopted in national land planning.

#### #4 The Impact of Climate Change on Traditional Governance of Land and Natural Resources

**Name(s) and affiliation(s) of the authors:** Solomon Haile Gebrezgabher; Assistant Professor at the Department of Political Science and International Relations, at the Adi-Keih College of Business and Social Sciences (CBSS), Adi-Keih, Eritrea

##### **Abstract**

In the last few decades, global “land grab/investment” and climate change have been peasants’ main challenges in the Global South. In Eritrea’s case, the latter has much impact on peasants. Moreover, unlike in other countries, first, Eritrea’s peasants have been at a crossfire of weak land governance, increasing inter/intra communal land conflicts, and deteriorating livelihoods for a long time. Second, successive regimes that ruled Eritrea have also been capturing peasants’ labour to fight in wars. Thirdly, because of its proximity to the Sahel, and the factors stated in the above, Eritrea is very much prone to climate change, induced by both natural and man-made factors. Within this context, the objectives of this study are, to explore and examine the impact of climate change on the loss of land and natural resources, on the functioning of traditional governance, and the mechanisms that peasants adopted for adaptation and mitigation, by taking the Geza-Keren area-administration as a case study. This area is selected deliberately because of the researcher’s previous exposure and observation during his field-trip for data collection in 2019 for his PhD Dissertation. Besides its land being poor, this area is one of the areas most affected by climate change. The study attempts to answer the following research questions: how has climate change contributed to the loss of land and natural resources, and impacted the society’s traditional mechanisms of governance of land and natural resources across time? What adaptation and mitigation mechanisms did the society develop? What contextual and historical factors were at the play? The study will use a mixture of qualitative and quantitative approaches, and will collect data through survey-questionnaire, key informant interviews, focus group discussions, and observations.

#### #5 Responsible land and natural resource governance for Improved Community resilience in Uganda: A case of Butaleja district, Uganda

**Name(s) and affiliation(s) of the authors:** Simon Peter Mwesigye, UN-Habitat/GLTN; Teddy Kisembo, UN-Habitat/GLTN; Danilo Antonio, UN-Habitat/GLTN

##### **Abstract**

Land (natural resources) restoration is essential component of any building back strategy. Land tenure security plays a key role in ecosystem recovery and land/natural resource management to ensure resilient livelihoods. Wetlands in Uganda are a resource of considerable importance. They provide vital water related ecosystem services and yet they continue to be degraded. Uganda has lost 11,2668 square kilometres i.e. about 30 percent of its wetland resources from 1994 to 2009. For example, in the Kyoga plains of Butaleja district, about 40 percent of the land area is covered by wetlands. Therefore, communities rely on wetlands for their livelihood, food security and sustenance. The Kyoga plains are primarily under customary land tenure. Despite presence of adequate land and wetland laws in Uganda,

the wetland users often lack secure tenure and face constant threats of eviction. This paper uses a case study approach to illustrate a community-led approach towards sustainable wetland management in Kyoga plains, Uganda. The paper presents experiences and lessons learnt from a pilot project implemented by UN-Habitat/GLTN in partnership with the government, civil society and wetland communities to address these issues. The paper focuses on the role of land tenure security in environmental restoration and protection while also highlighting the significance of using participatory, gender-responsive and fit-for-purpose approaches. Finally, the paper also emphasises the importance of partnerships at different levels in accelerating the implementation of land tenure reforms while sharing some thoughts on how these efforts can be scaled-up to contribute to achievement of the goal of the UN decade on Ecosystem restoration, which aims to prevent, halt and reverse the degradation of ecosystems on every continent.

## #6 Unsecured Land Rights and Challenges to Minority Groups of People and Women in Burundi: Case of Batwa Community and widows

### **Name(s) and affiliation(s) of the authors:**

Turimubumwe Prosper - University of Burundi, Faculty of Engineering Sciences, Architecture and Urban Planning, Achamyelah Gashu Adam and Berhanu Kefale Alemie - Bahir Dar University - Institute of Land administration, Ethiopia

### **Abstract**

Land is a basic natural resource that participates in economic growth, political and social power. Failing to access to and control over it induces people into poverty as well as into marginalisation. This research explores challenges faced by Batwa Community as minority people in Burundi as well as widow women who lack access to and control over land. A mixed research approach was applied to collect and analyse data. Literature review, structured interview, key informant interview, observation, and focus group discussion are methods used to collect data. The research used content analysis coupled with narrative analysis approach for qualitative data and descriptive analysis for quantitative data. Therefore, the research findings show Batwa communities access land ranging from 2m<sup>2</sup>-400m<sup>2</sup>, located in rural or peri-urban areas and mostly marginal without infrastructure. On other hand, widows in Burundi access land via their husbands or brothers. Additionally, Batwa community are exposed to eviction without compensation by the government whereas widows are threatened to be chased by their brothers-in-law if the husband dies. As challenges, these group of people are unable to educate their children, afford first human needs like food, clothes, and shelter. They cannot educate their children and or access to social and economic services. They are marginalised by their other communities; women are marginalised by men in the country. Therefore, the research recommends to the government to revise the land related legal frameworks to allow these group of people access to land so as to address these inequalities.

## 6. Energy and Climate Justice: A Community Gaze

**Organiser(s):** Center for Land and Governance, NRMC

The session aims to cover discussions on global trends around renewable energy and climate finance by adopting a nexus approach connecting land tenure, community and justice. We hope to touch upon the following aspects drawing from comparative experiences from global south viz. India and Africa

- Land conflicts and contestations in the context of mega solar park projects
- Net-Zero triggered Land use changes for carbon offset and implications on community & commons
- Community Stewardship as a potential just carbon solution

### #1 Carbon Markets and Commons: Opportunities and Challenges

**Presenter:** Mr Ishan Agarwal, Foundation for Ecological Security

### #2 Community Stewardship, Carbon Mitigation and Climate Change

**Presenter:** Dr Steven Lawry, CIFOR

### #3 The implications of the 'Just Transition' for Scottish land ownership and rural community sustainability

**Name(s) and affiliation(s) of the authors:** Annie McKee and Alys Daniels-Creasey, Social, Economic and Geographical Sciences, The James Hutton Institute, Craigiebuckler, Aberdeen, AB15 8QH, Scotland.

#### **Abstract**

The Scottish Government has committed to becoming a net-zero society by 2045, and that the transition to a low carbon economy is 'just', conducted fairly and inclusively. Critically, the Scottish Government's target will require significant change in land use and land management practices.

There are calls for considerable woodland expansion and the restoration of peatlands as important carbon sinks. The expansion of renewable energy generation will have implications for Scottish land use, management, and ownership. There has been a notable recent rise in companies and individuals seeking to buy land in Scotland to benefit from the 'offsetting' potential of the land resource. While the developing carbon market could bring opportunities to rural Scotland, risks can be seen in parallels to international contexts of land financialisation and arguably 'land-grabbing'. Such large-scale private acquisitions of land will concentrate the distribution of benefits associated with natural capital, and it conflicts with wider policy ambitions around diversifying landownership and increasing opportunities for communities to influence decisions around land use. This paper presents findings from qualitative interviews with rural community representatives from the south of Scotland, detailing the impact of the pace and scale of land use change in their locality (typically the afforestation of agricultural land, and development of windfarms) on rural community sustainability, critically the link to depopulation. The findings highlight the complex interrelationship between landownership and land use, the need for trust and transparency in landowner-community engagement, and for communities to be empowered within land use decision-making, in order to ensure the 'just transition'.

## 7. Sustainable Land Management Model

**Organiser(s):** Natural Resources Department of Khorasane Razavi Agriculture and Natural Resources Center, Asia Ecosystem Institute, University of Applied Science and Technology (Saharkhiz unit)

Land Degradation and climate change are two important factors in the natural ecosystems. More than a billion people in the world are threatening by Land Degradation. Iranian Desertification Model potential Assessment (IMDPA), it is a model for studies and assess desertification in Iran. In this model, a lot of indicators and criteria considered. Indicators of Climate, Geology, Geomorphology, Soil, Vegetation Cover, Agriculture, Water and Erosion are the most important environmental factors for desertification assessment in Iran. Artificial neural networks (ANN) the idea is to process information that inspired by biological nervous system such as the brain to process information. Environmental indicators for assessing the severity of desertification have more different criteria with unknown different weights. Result of this research show Neural Networks and Genetic Algorithms can be used to optimize environmental indicators and exact weight of it in this model.

GIS the idea is to process information that inspired by Based on geographic information systems models. Environmental indicators for assessing the severity of Land Degradation have more different criteria with unknown different weights.

Land use change prediction is important in explaining the interactions between ecosystems and human activities to help decision makers. Land use mapping considered as an information resource in the management of natural resources. The optimal management of resources need to be investigated, knowledge of changes and resources degradation in the past, proper planning and principles in order to control of potential deterioration in the future. The purpose of this study is simulating land use changes in GhalehJogh watershed in future. For this purpose, land use plans of GhalehJogh watershed were originally prepared by Landsat satellite multistory processing in 1987, 2002, and 2015. Land use map was prepared in four classes; Pasture Bayer, Agriculture and Garden. By using, the Auto-Markov Cell Model (CA Markov), the land use and cover for 2015 was predict with an agreement of 0.73. Then, this model was use to simulate land use and cover changes in 2025 and 2040.

### #1 Sustainable land Management Model

**Presenter:** Dr. Alireza Nejad Mohammad Namaghi

#### **Abstract**

Land Degradation and climate change are two important factors in the natural ecosystems. More than a billion people in the world are threatening by Land Degradation. Iranian Desertification Model potential Assessment (IMDPA), it is a model for studies and assess desertification in Iran. In this model, a lot of indicators and criteria considered. Indicators of Climate, Geology, Geomorphology, Soil, Vegetation Cover, Agriculture, Water and Erosion are the most important environmental factors for desertification assessment in Iran. Artificial neural networks (ANN) the idea is to process information that inspired by biological nervous system such as the brain to process information. Environmental indicators for assessing the severity of desertification have more different criteria with unknown different weights. Result of this research show Neural Networks and Genetic Algorithms can be used to optimize environmental indicators and exact weight of it in this model.

### #2 Sustainable land Management By using, the Auto-Markov Cell Model

**Presenter:** Dr. Zahra Gholizadeh

### **Abstract**

Land use change prediction is important in explaining the interactions between ecosystems and human activities to help decision makers. Land use mapping considered as an information resource in the management of natural resources. The optimal management of resources need to be investigated, knowledge of changes and resources degradation in the past, proper planning and principles in order to control of potential deterioration in the future. The purpose of this study is simulating land use changes in GhalehJogh watershed in future. For this purpose, land use plans of GhalehJogh watershed were originally prepared by Landsat satellite multistory processing in 1987, 2002, and 2015. Land use map was prepared in four classes; Pasture Bayer, Agriculture and Garden. By using, the Auto-Markov Cell Model (CA Markov), the land use and cover for 2015 was predict with an agreement of 0.73. Then, this model was use to simulate land use and cover changes in 2025 and 2040.

### **#3 Sustainable land Management GIS Model**

**Presenter:** Dr. Ali Akbar Damavandi

### **Abstract**

Land Degradation and climate change are two important factors in the natural ecosystems. More than a billion people in the world are threatening by LDGIS, it is a model for studies and assess Land Degradation in Iran. In this model, a lot of indicators and criteria considered. Indicators of Climate, Geology, Geomorphology, Soil, Vegetation Cover, Agriculture, Water and Erosion are the most important environmental factors for Land Degradation assessment in Iran. GIS the idea is to process information that inspired by Based on geographic information systems models. Environmental indicators for assessing the severity of Land Degradation have more different criteria with unknown different weights.

## 8. Brownfields to green energy: how land repurposing supports the World Bank's Just Transition for All approach

**Organiser(s):** Dr. Wolfhart Pohl, World Bank, Justine Sylvester, World Bank

In the midst of the global climate crisis and coal phase-down, land reclamation and repurposing of post-mining lands has emerged as a crucial pillar of the just transition. This panel session will introduce the World Bank's approach to achieving a Just Transition for All – a concept which aims to ensure that no one is left behind in the transition to clean energy. The World Bank's approach is built upon three Pillars: (1) governance, (2) people and communities, (3) land remediation and repurposing, and is underpinned by principles of stakeholder engagement, consultation, equity and inclusion. The proposed session will draw upon this framework to explore the links between climate justice and land governance, responsible land investment, coal mine closure and the energy transition.

As investment in renewable energy (RE) has grown, it has become clear that large amounts of suitable land will need to be available for development – the case for unlocking the potential of brownfields for green energy has never been stronger. Across 42 coal regions in the EU, for example, the available area of mining lands (scheduled for closure) was found sufficient to generate as much electricity with solar power as all the coal and lignite power currently produced in the EU. Unlocking the potential of these lands, however, poses a complex set of challenges with far-ranging spatial, social, environmental, economic and political implications. This panel will explore these challenges by drawing on real case study examples of post-mining lands repurposing in Europe and demonstrating an innovative tool developed by the World Bank to operationalise strategic land repurposing – the Land Utilisation and Repurposing App, LURA. The session will also unpack the policy elements essential for its successful deployment.

Finally, the panel will close with a two-way question-and-answer session, intended to create an open forum for sharing experiences, lessons learned and identifying new opportunities to support the goals of the Just Transition.

**Presenters:**

- Dr. Wolfhart Pohl, World Bank
- Dr. Rachel Perks, World Bank
- Justine Sylvester, World Bank
- Wuppertal Institute, Germany (TBC)
- Central Mining Institute (GIG), Poland (TBC)

## OTHER

## 1. PhD Session

**Organiser(s):** Gemma van der Haar (LANDac, Wageningen University) and James Wangu (Utrecht University).

In this session, PhD candidates have the opportunity to present and discuss one of their papers in progress regarding land governance and the themes of this year's conference. Each PhD candidate will briefly present their work, followed by feedback of an assigned discussant. Then, we will open the floor to the audience for questions and comments. Presenters are also welcomed to raise specific issues they are currently facing in their research, which can be taken up by the discussant and the audience. The organisers will select the paper's discussants based on the topic of each paper and distribute a detailed program ahead of the session. Presenters are asked to submit a full draft of their paper to the organisers 10 days before the session, which the organisers will then distribute to the respective discussant.

### #1 Deforestation control and peasant local institutions

**Name(s) and affiliation(s) of the authors:** Carolina Castro Osorio

#### Abstract

Peasant Reserve Zone (ZRC) is a Colombian institutional arrangement that combines collective governance with private property over farms close to critical zones of conservation. This is an innovative planning and governance institution oriented to the management of common use resources and conservation. Studying and understanding this figure is relevant because it contributes to the open question in the literature of commons on "how individuals in dynamic, complex, social-ecological settings react to institutional rules and affect ecological systems" (Ostrom and Nagendra, 2006). Until now we find many papers on how state and collective property can deal with deforestation, but there is an absence in the literature on how peasants with private property in a context of collective governance can contribute to commons. I want to present a paper that analyzes how ZRC has contributed to reducing the probability of deforestation, I used processed satellite images and implemented a difference-in-difference regression. I found that the declaration of 5 ZRC at the end of the 1990s had the effect of reducing the probability of deforestation by 1.8 percentage points (64.700 ha). The mechanisms behind this effect are: social norms, private property and better distribution of land.

### #2 Governance arrangements that work for sustainable forest management in agricultural landscapes of West Africa

**Name(s) and affiliation(s) of the authors:** Frank Mintah – Institute of Geography, University of Bern, Switzerland. Dr. Timothy Adams - Institute of Geography, University of Bern, Switzerland. Prof. Dr. Chinwe Ifejika Speranza – Institute of Geography, University of Bern, Switzerland

#### Abstract

Sustainable forest management requires supporting governance arrangements. Yet, forest governance in Sub-Saharan Africa faces multiple problems that challenge the sustainability of forest ecosystems. With less than a decade to reach the 2030 sustainable development goals, climate change impacts, increasing land grabbing and forest tenure crisis in Sub-Saharan Africa make it more crucial to identify the governance solutions needed to safeguard forests, their services, and dependent livelihoods. This study, thus, examines the extent to which existing forms of governance in Sub-Saharan Africa address the complexities of forest degradation and identifies emerging and potential forms of governance that could accelerate sustainable forest management and improve forest-dependent livelihoods. The study, therefore, combines a Driver-Impact-Response approach and an environmental justice lens to: (a) analyze the scale-sensitive (endogenous and exogenous) factors that impact forest use and sustainability outcomes, (b) trends in forest governance and key challenges, and (c) explore emerging forms of governance that enhance sustainable forest management. With a specific focus on forests in West Africa, results from a systematic

literature review will be presented and discussed. Ultimately, the results are expected to inform both forestry and land use policy and practices in Sub-Saharan Africa.

### #3 Projecting development through tourism: Patrimonial land governance in Indonesian Geoparks

**Name(s) and affiliation(s) of the authors:** Rucitarahma Ristiawan/Cultural Geography Group, Wageningen University

#### **Abstract**

Governance of tourism development predominantly focuses on the mission of how to sustainably manage tourism destination. In Indonesia context, this mission has been embodied in the post-reformation era policies regarding land use change in support of state economic modernization through tourism and environmental conservation. In an effort to build a modern outlook for the state, Geoparks have become one of the main approaches of the state to enhance post-productivist regional economic developments. However, the governance structures around these Geoparks are complicated. For instance, to secure the assurance of apprehending land potential value, a particular clientelist order have emerged establishing certain form of patrimonial governance. This article then analyses this patrimonial governance arrangement by examining how the formal or informal interaction between state power and finance mesh in arranging land use conversion for tourism purpose. Based on 32 interviews with a range of stakeholders in Gunungsewu and Ciletuh UNESCO Geoparks, we found that Indonesian post-reformation decentralization policies have induced regional clientelism in the production of tourism destination. It includes hierarchical relations between local elite, private business owner and government representing asymmetric relations of loyalty, negotiated subordination and dominance. The re-centralization agenda from the national government in Joko Widodo regime have encouraged certain form of regional clientelism resistances to the state appearance in the practice of tourism destination development. This evidence reveals the relationship between Indonesian patrimonial governance and production of tourism destination that often comes at the expense of other's subordination and exclusion from the tourism common.

### #4 The Municipal Housing Plan and the land regularization: the case of "Legal city" program in the Santos city in Brazil

**Name(s) and affiliation(s) of the authors:** Anny Falcão Schwendler, Ph.D. student from University of São Paulo in Brazil

#### **Abstract**

In Brazil, the National Housing Policy, included in the National Plan for Urban Development – PNDU, is premised on the integration of tools and objectives to implement the right to the city for all. As an enabling factor, there is the SFH – National Housing Financial System, a budget program for housing by special interest and market housing, through credit lines to the real estate market and government entities. The SFH, of national scope, has hooks at the municipal, state and federal levels. Some municipalities, such as Santos in the State of São Paulo, have adjusted local policies to the premises of the national PNH and PNDU to implement the right to the city through the regularization of informal urban centers in their territory.

The Municipal Housing Plan of the Municipality of Santos/SP, promoted by the Federal Housing Financial System Fund, by fulfilling some requirements such as: Housing Fund managed by the relevant council, City Management Report and Housing Plan. This Municipal Plan of Santos/SP is still promoted at the state level through the State Department of Housing of the State of São Paulo and by a state agreement such as Legal city "Cidade Legal", also of the State of São Paulo. And, to implement it, government programs are used. The problem statement is about the Housing Deficit in Brazil, due to lack of housing or inadequate housing, that is a constant concern of government programs in Brazil. Furthermore, advising low-income or informally settled populations presupposes the irregular condition of property and tenure rights for the

titling of their lands, with the proper modalities of property acquisition (usucapião, informal contracts, among others), but the absence of property registration.

The main objective is to articulate the Municipal Housing Plan of Santos/SP with the premises of the National Housing Policy and the National Urban Development Plan of Brazil to improve land tenure regularization in informal urban centers.

The specific objectives are to point out the results obtained with the technical and legal actions for land regularization promoted by SEPLAN and COHAB-ST in the Municipality of Santos/SP and propose technical and legal measures that facilitate the identification of informal urban centers.