LANDac Annual Conference 2021
Report

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About LANDac

LANDac – the Netherlands Land Academy – is a partnership between Dutch organisations and their Southern partners working on land governance for equitable and sustainable development. LANDac brings together researchers, policymakers and practitioners who share a concern for land inequality and land-related conflicts to conduct research, distribute information and forge new partnerships. LANDac is hosted by Utrecht University and financed by the Netherlands Ministry of Foreign Affairs.

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Reading guide

From the 30th of June until the 2nd of July the Annual Conference 2021 took place. This year's conference 'Land, Crisis and Resilience' focussed on the challenges that global, intertwining crises pose to land governance systems, processes and actors. The programme of this conference included a diversity of keynote speakers from research and practice and several parallel sessions (roundtables, workshops, discussions) that participants could actively join. In this report, you can read the summaries of the sessions and speakers that were part of this conference.

Conference Organising Committee 2021

Joanny Bélair (University of Ottawa), Gemma van der Haar (Wageningen University), Ezra Litjens (LANDac), Dominique Schmid (UU), Richard Sliuzas (ITC – University of Twente), Neil Sorensen (Land Portal Foundation), Marja Spierenburg (Leiden University), Charlotte Stam (LANDac), Guus van Westen (Utrecht University), Chantal Wieckardt (LANDac).

Media Partnership

LANDac is grateful to the Land Portal Foundation, the key media partner of the LANDac Annual Conference 2021.

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Guus van Westen, Assistant Professor at Utrecht University, International Development Group, and co-chair of LANDac, opens the conference, which is the 11th consecutive LANDac conference. The online setting that was introduced last year due to COVID-19 has enabled LANDac to reach new audiences that were not previously part of the LANDac crowd. This year's theme is 'Land, Crisis and Resilience'. Crises such as climate change and COVID-19 intersect and have a ripple effect on other issues. Moreover, it is all linked to land governance. Besides the negative effects of crises, they can also create windows of opportunity and lead to change and innovation. Now is the moment to seek these opportunities, to change.

Guus van Westen underscored the importance of LANDac initiatives, including the Summer School on land governance, the network of local professionals and the new knowledge management program for the LAND-at-scale program of the Dutch government that aims at sustainable land governance in a range of countries.

Gemma van der Haar, Assistant Professor at the Wageningen University, Department of Sociology of Development and Change, and co-chair of LANDac, also shared her enthusiasm for a successful meeting rich in content, leading to many new ideas.

Guus van Westen & Gemma van der Haar giving their opening speech.
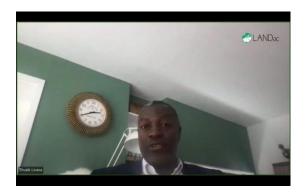
KEYNOTE SPEECHES

Richard Sliuzas (ITC Twente) introduces the keynote speakers of this opening session: Shuaib Lwasa and Wytske Chamberlain. Lwasa is a Principal Researcher on Governance at the Global Center on Adaptation in Groningen, the Netherlands. He hails from Makerere University in Uganda. Chamberlain works for the Land Matrix Africa RFP, hosted by the University of Pretoria.

Shuaib Lwasa – Navigating complex land rights issues in responding to climate risk in urban systems of Africa

Shuaib Lwasa addressed the complexity of land tenure management in several African cities, noting that land policies are very incoherent, with traditional land systems woven into the legacy of current urbanization in Africa. For example, in Uganda many court cases are about land rights and many are represented by public entities like municipalities or agencies that govern different aspects of the city or the country. Lwasa discussed how to reduce the risk of climate-induced impacts through a nuanced understanding of social and economic issues in the city between communities and different land actors with municipalities.

He suggested that the crises exist due to the failure of public institutions to properly manage land and overlapping rights of communities. Lwasa underscored that public policies, some of which are actually contradictory to each other, have enabled or inhibited conveyance of land. The wielding of power by a particular entity or an individual can and does end up as a selective guarantee of protection of rights of one entity or group of actors, and to the disenfranchisement of the others. These factors interact with climate-induced impacts, such as involuntary resettlement or eviction. The Intergovernmental Panel Climate Change (IPCC) indicated there is an increasing

likelihood that climate change has impacts on multiple systems in Africa, and in particular cities, which will be affected by extreme weather events and heat waves, as well as water unavailability.

Lwasa then showed how climate impacts are interacting with the land crisis in the city to exacerbate vulnerabilities for flash floods. Land markets and land management policies are inhibiting efficient and affordable access to land by households, as well as public agencies that need it to build infrastructure. He said there is a disjuncture between the public and private interests in land when it comes to managing urban infrastructure. This is due to conflicts surrounding how land is valued and who will be compensated for its sale, with multiple layers of interests, often on the same piece of land, which affects response options to the climate crisis.

He discussed the tension between individual ownership of land and public entities. The former wants to maximize their economic value, while the latter focuses on infrastructure, such as drainage and roads. Lwasa concluded that when it comes to land, it is very much a local and cultural issue in many African cities, and that the issues must be contextualized to design policies and build resilient systems that address climate impacts, while transcending a cost-benefit analysis.

> "There is a need to rethink resilience, not as a universal order, but resilience that is contextualized and encapsulated around the cultural and socio economic as well as demographic issues of a particular settlement."
> - Shuaib Lwasa

Wytske Chamberlain – Reviewing a decade of global land rush: Lessons to create a resilient context for large-scale land acquisitions

Wytske Chamberlain addressed large-scale land acquisitions over the past decade of the global land rush, and efforts to make sure that these acquisitions become more inclusive, responsible, and sustainable for the communities in which they take place. Ten years ago, there was a triple crisis, with a global financial crisis, a food price crisis, and a fuel crisis from rising oil prices, leading many countries to implement biofuel policies. These three crises sparked an interest in land and agriculture in developing countries, and land was seen as abundant. As a result, land acquisitions took off from 2007-2008. Investors often targeted land used by smallholder farmers or pastoralists and threatened common pull resources and its users. The impact is more profound where government systems are weak.

Tenure security is important in building a resilient context for large-scale land acquisitions. Regardless of the tenure system, investments will take place, but tenure security does make a difference in its impact. Negative impacts of large-scale land acquisitions forced governments across the developing world to implement policy changes. The Voluntary Guidelines on the Governance of Tenure (VGGT) arose, which give practical guidance to governments, communities, and private investors. These frameworks have formed the basis for the Framework and Guidelines on Land Policy in Africa which were drawn up by the African Union, and ASEAN has also used these for formulating their guidelines on land. Furthermore, multistakeholder platforms serve as a tool to assure that governments comply with policies relating to land management and investment.

Importantly, Chamberlain discussed the socioeconomic impacts of large-scale land acquisitions for communities, which, in addition to inadequate compensation, often lose access to resources and the spin off effects can be disappointing. In terms of job creation, plantations lead to precarious contracts often of a temporary nature, and workers are underpaid and work in difficult conditions. She suggested, however, that some positive examples exist, such as the horticulture in Kenya and a soy corridor in Mozambique. Furthermore, smallholder farmers experience negative effects from competition for scarce water sources. Many examples exist where investors incorrectly assume that communities agree with their plans, simply because national government officials or traditional leaders agree. Chamberlain remarked that governments need to draw up a more holistic approach that brings in the private sector, civil society and farmers' organizations in policy decisions, noting that multistakeholder platforms may be an avenue for achieving inclusive decision making.

She concluded by noting that over the last year food prices have increased by 40% due to COVID-19, and that the crisis has been used by governments to push through policies under the banner of economic

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recovery. There are signs of a new land rush in the making, which means that it is becoming increasingly urgent to create a resilient context for more equitable, fair and sustainable investments in agriculture.

Land, Crisis and Resilience: How can Strategic Environmental Assessment (SEA) help sustain land governance solutions?

Organisers: Gwen van Boven and Leyla Özay (*Netherlands Commission for Environmental Assessment*), Annelies Zoomers (*Utrecht University*)

Strategic Environmental Assessment (SEA) has the potential to ensure that land-related aspects in planning are satisfactorily dealt with in decision making. This potential could reach further if SEA would be applied more widely and before irreversible changes to land and land use are made. Doing SEA before ESIA for concrete investments can help avoid some of the land related challenges and conflicts currently encountered.

Key Takeaways

SEA has the potential to contribute directly to policy change, as it is designed to influence policy, plan and programme development by incorporating environmental, social and sustainability considerations into decision making. This potential is growing, as over 100 countries have by now made SEA compulsory for strategic decision making. Especially for spatial planning, SEA often creates multistakeholder platforms to inform decision making. These platforms may continue to exist during plan implementation and even thereafter, to support development of other plans.

As it comes at an earlier stage in decision making, SEA can help avoid issues that are more difficult to be resolved at the stage of project development. For example, SEA is a tool that can help avoid large scale resettlements caused by land use change. Besides these advantages for land governance, such as bringing stakeholders views on board of decision making and identifying long term impacts of plans, there are some challenges that SEA needs to overcome. Consequences for land may not be fully known at the stage of strategic planning. In such cases, it may be hard to include land aspects in the SEA. Furthermore, planning is often political and overcoming politicised processes and decisions can be a challenge. SEA can help neutralise the debate and decision-making process by making them more transparent and inclusive, but it remains a challenge in a highly politicised context.

Some questions remain: How could SEA overcome this challenge and ensure that we end up in making good decisions and plans, and also that these are implemented as agreed and adaptive management is applied? How can we ensure that investors are also investing in areas that stakeholders prefer, instead of driving their own agendas? How could SEA help in making development less investment based? How could SEA ensure that capacities of stakeholders at the landscape level are built to take meaningfully part in SEA and plan processes?

Key messages for the way forward

– Land governance professionals could use the potential of SEA as a legal tool to engage stakeholders into formal decision-making processes

– Financial institutions and bilateral donors should demand SEA because at project level some strategic decisions and impacts cannot be addressed

– SEA community should pay more explicit attention to land governance challenges such as weak land tenure situations

– There are many good cases / examples for participatory SEA and land use planning – there is need to learn from and upscale these good examples. Governments, NGOs, financial institutions and donors could all play a role therein.

Behind the Brands 8 Years Later: An assessment of food and beverage companies' delivery of land rights commitments

Organisers: Barbara Codispoti and Chloe Christman Cole (*Oxfam*)

From 2013 to 2016, Oxfam's Behind the Brands campaign called on the 10 biggest food and beverage companies to adopt stronger land rights commitments. Now, as the coronavirus pandemic worsens inequality and food insecurity around the world, we asked the question: Are companies taking meaningful steps to implement their commitments?

– Examples from Malawi, Guatemala, and PepsiCo are promising case examples of companies working to get land rights 'right'.

– National companies – some suppliers of agricultural commodities to PepsiCo and other food and beverage companies – are powerful actors in their contexts. Encouragement from buyers/end user

companies can help ensure these companies engage meaningfully in multi-stakeholder processes and work to address land tenure issues.

– In addition to seeing promising examples in the cases presented today, we tend to see more action and engagement by companies on commodities like palm oil, where NGOs and civil society has been long highlighting issues through campaigns and other tactics. How can we ensure progress in other commodities, too?

– The need to address land rights and related human rights and environmental sustainability issues holistically, but at the same time, the challenge of decoupling land rights so that it gets the attention it requires to address the issues.

Working in Crisis Mode: Lessons from land governance interventions in fragile and conflict–affected settings

Organisers: David Betge (*ZOA*), Tony Piaskowy (*Cadasta Foundation*) and Mathijs van Leeuwen (*Radboud University*)

This session brought together colleagues from different organizations working in the broad field of land rights, discussing lessons and experiences from working in crisis mode, in fragile and conflict affected settings. The participants shared experiences, challenges they faced especially during Covid, the solutions they found and critically reflected on shortcomings and unsolved issues. Tony Piaskowy of Cadasta sketched out their experiences and lessons from continuing their work during Covid. Anna Locke of ODI presented on Why Land is Important in Understanding Violent Conflict: Strengthening Conflict Analysis and Prediction Tools. Mathijs van Leeuwen

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brought together the insights from practice and research to draw broader lessons and point out issues for discussion.

Key takeaways
- While Covid brought particular challenges, those working on land rights in fragile and conflict affected settings are already used to working in crisis mode.
- Digital technologies can provide work arounds when travel is restricted.
- Access restrictions force greater localization and strong local actors – shift of power.
- Strong networks and relationships are key to ensure effectiveness in crisis mode.
- Digitization of land data comes with very specific challenges around legitimacy.
- The impact of Covid on (perceived) tenure security is not yet clear.
- Perceived tenure security can be one factor driving conflict but also the other way around.
- Vulnerable group's tenure security was particularly affected by Covid.

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Ground Up Land Governance Experiences

Organisers: Marc Wegerif (*University of Pretoria*), Paul Hebinck (*Wageningen University/Rhodes University*), Eileen Wakesho Mwagae (*Namati*) and Buhlebenkosi Nxumalo (*International Land Coalition*)

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This session was a space for land activists to share how they are organizing grassroots land and land governance reforms to build resilience in the face of crises. These initiatives are many, from women organizing to defend their land rights in the face of gender discrimination, to land occupations led by landless and homeless people to meet their needs, and community initiatives to improve communal land governance.

The crises we face are many, from climate change, COVID-19, inequality, and instability. States are often failing to ensure access to land for those who need it (for production and homes) and failing to secure the rights of the most vulnerable. This leaves communities organizing their own solutions. There is much that can be shared and learnt from such grassroots experiences around the world. Some of these cases are documented through initiatives such as the International Land Coalition's community land protection learning initiative and database of good practices, but there has not been much discussion of them. This platform has been an opportunity for those directly involved to share with others, share with communities facing similar challenges, and share with practitioners and academics working on these issues.

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Land and Food: Towards fair and sustainable food systems

Organisers: Romy Santpoort and Guus van Westen (*LANDac/Utrecht University*), Janwillem Liebrand *(Utrecht University)*

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- Any intervention that aims to increase food production or address food security should be rooted in the community.
- Current framing of Africa and farmers has helped to legitimate global hierarchies and Western, expert-led interventions.
- Policies and interventions that address women should be based on locality-specific knowledge, that includes nuances such as the interactions between women and men in that locality as well as women's interactions with each other.
- 'Bold actions' as announced by the food systems summit raise questions. Should we not intervene less and ensure more anti-colonial action that allows for farmers to lead the development process?

Mapping Farmer-led irrigation development (FLID) in Africa, examining FLID through a Remote Sensing Lens and how this influences interpretation and engagement:

- Technology-driven interventions and policy interventions often undermine farmer-led innovations in the global South, disregarding farmer-led initiatives. Remote sensing is often used to map irrigation but is also often contested. This raises more fundamental questions: what is a good development trajectory?

Landing a better deal? Women negotiating access to land and water for farming in the context of a Dutch-supported gender-inclusive water-productivity project in Mozambique:

- Old discourse and framing of women as farmers (being vulnerable and marginalised) still shape many developmental projects today. Women are not a heterogenous group and interventions should better fit local contexts.

Decolonising communication in food security interventions in Sub-Saharan Africa? Towards sustainable and fair policies and interventions:

- We should decolonise framing of farmers as 'primitive' and 'marginalised', as is often done in policy-research debates as a remnant of colonialism.

Inclusive Agribusiness and local food security findings from the Follow the Food project:

- Interventions aimed at inclusive business models tend to favour the better-off farmers and are not inclusive of the poor and smaller farmers. Furthermore, they often clash with local realities.

"We should focus on what kind of systems farmers like to develop."
- *Wouter Beekman*

"We should better understand the nuances of gender."
- *Bella Schultz*

"Instead of problematizing farmer-led innovation, we should start to problematise expert-led innovation and build on existing innovation of farmers"
- *Janwillem Liebrand*

"Business-led development strategies are not supported by our findings"
- *Guus van Westen*

KEYNOTE SPEECH

Barbara Codispoti (Oxfam) introduces the keynote speech of day 2; Silas Siakor. Silas is a longstanding environmental and human rights activist, and Liberia Country Manager with IDH, The Sustainable Trade Initiative.

Silas Siakor – Keeping the promise: When governments let up, civil society, academia and private sector must step up

Silas Siakor states that it is crucial to formalize and legally protect land rights of local communities, Indigenous Peoples and disadvantaged groups in order to tackle the multiple and intertwined crisis we face. Urgent and collective actions are needed to protect land and leave a healthy planet behind for our children and grandchildren. There are successes and messages of hope but there are also opportunities that we are letting slip. He states that civil society, academia and private sector could do more to keep the promise that secured land rights of local communities and Indigenous Peoples can lead to shared prosperity, better land and natural resource governance, and a healthier planet. He makes his arguments by using the case of Liberia as an example.

Despite its richness in natural resources, Liberia ranks 175th out of 189 countries listed in the UNDP Human Development Index. Weak governance, corruption, exclusion of the vast majority of the population from the political and economic life of the country, and economic collapse in the 1980s have led to a civil war breaking out in 1990. During the 14-year conflict, natural resources were plundered by warlords in cohort with logging and mining companies. Now, civil society organizations and their international allies have an opportunity to work with the government, private sector and other stakeholders to support local communities to turn their Bundle of Rights into meaningful and positive changes in their overall well-being through sustainable lifestyles, shared or inclusive economic prosperity, and good governance.

Progress is being made regarding formalizing land rights, such as community ownership and control of their customary land. In a world where civic space is shrinking and external actors continue to wreak havoc on Indigenous Peoples and local communities, these are important developments.

However, he also defines some serious challenges.

First, he mentions weak land governance at the local level. Land-related disputes can escalate into violence that leaves in its wake destruction of lives and properties. While we applaud civil society organizations for their efforts supporting these communities, we must also challenge them to improve the quality of their services. Civil society needs to take steps to strengthen their technical capacities embedding competent multi-disciplinary teams in the communities they support and being more accountable for the resources they receive. Second, due to the patriarchal base of land inheritance, there are many people without land. A man forfeits his rights to land when he settles at his wife's home. She, however, does not inherit any land from her father, which leaves their family and family members yet to be born without any land. He states that researching and understanding this phenomenon could contribute to further improvements in policies and laws governing customary collective land rights. Third, there is often a lack in strategy for what happens after the secured land rights; is the impact they want to have ensured through their strategy?

A robust civil society strategy that explores these and related questions; a strategy that is forward thinking on supporting communities' capacities for sustainable development combined with sustainable governance of natural resources; a strategy that aims to enable land use to produce more in sustainable manner, protect our land, water and forest resources and deliver benefits for all – is the only pathway to keeping the promise. Private sector or companies for their part must step up and demonstrate that they are prepared to carry out major reforms of their business models and practices including working with local communities to build mutually beneficial business relationship for shared prosperity in this new environment.

As times have changed, social conditions have changed, and the political economy of the land sector has dramatically changed. It is high time that academia do more to take advantage of the research opportunities or questions that exist in different countries to add to our body of knowledge. In Liberia, for example, there are so many questions that need urgent answers - if we are to deliver on the promise of shared prosperity and good governance of land and forest.

Let's be reminded that recognizing, formalizing and legally protecting customary land rights lay the foundation for resilience; but on its own, it is not enough. Civil society, private sector and academia should do more to work with local communities and Indigenous Peoples where their rights are established to march towards a just, inclusive and sustainable future.

> "Recognizing, formalizing and legally protecting Customary Land rights lay the foundation for resilience; but on its own, it is not enough. Civil society, private sector and academia should do more to work with local communities and Indigenous People where their rights are established to march towards a just, inclusive and sustainable future."
> - *Silas Siakor*

Critical Insights on the Land Governance Orthodoxy

Organisers: Kelly Askew, Howard Stein and Laura German

Theories of change, or "structured set of assumptions regarding how an intervention works (or is expected to work) and how it influences (or is expected to influence) processes of change", are a key component of all development interventions. Yet these theories of change often fail to hold up under the evidence, and often mask the real underlying agenda driving change. In this panel, we suggest that land titling and related land governance interventions posed as responses to the "global land grab" are less pathways to women's empowerment and tenure security for the rural poor (as profiled in the dominant theory of change), than a mechanism to commodify and financialize customary land in the global South for the benefit of local, national and foreign elites.

Findings from Tanzanian household survey data show 25% of households with title deeds (CCROs) still feel insecure, and there is high concern about potential land grabbing by the central government. A majority of those without CCROs (66%) indicate a desire to have them to feel secure, yet a majority of those with CCROs (57%) indicate that the CCROs have not improved their lives. Assumptions about formalization reducing conflict also prove false as measured by the substantial rise in land conflicts in the country, the largest type of conflict taken to courts. In fact, titling appears to be a driver of conflict in many cases.

Findings from Cambodia, the world's most microcredit penetrated country in 2020, reveal that rather than reducing poverty through the successful promotion of local economic development (as claimed by dominant theories of change), the programmatic use of land titling to collateralize microcredit has led to a major reversal for Cambodia's poor majority. Individual over-indebtedness has soared; inequality has been exacerbated; local economies have been undermined; land has been lost; and locally generated wealth has increasingly been extracted by local and international investors.

The way "tenure security" is framed in international development circles contrasts significantly with the ways in which tenure and livelihood security have been conceptualized and practiced in the African context. Local ideas about what produces security have thus been marginalized within dominant discourses and theories of change. Dominant constructs are also shown to be key to legitimating the commodification of customary land.

The Politics of Crisis Framing

Organiser: Caitlin Ryan (*University of Groningen*)

Part 1

This first roundtable session considered what 'work' the framing of crisis does in relation to land, and what kinds of politics are made possible when framed in terms of land 'crisis' in particular, it focused asked participants to focus on two questions: 1) within your research, how do you see the politics of crisis framing at work and 2) does crisis framing change the view of what people or states have of what land 'is' or what it can be in the future.

- Making reference to 'crisis' can be a way to avoid difficult and complex political questions and structural inequalities in land governance.
- Crisis should be seen as a narrative, rather than an objective 'thing.'
- It is social construction, with strategic objectives, that allows for normative acts.
- In relation to land governance, it can 'miss' the degree to which communities experience 'slow onset disaster.'
- The use of crisis framing requires someone to make a declaration of 'crisis' – we should consider who is making this declaration, and who is included and excluded by it.
- Often, (but not always) it is the 'international community' who declares a 'crisis' but without necessarily understanding the complexities and histories at play.

Part 2

This second roundtable session considered how the 'practice' of crisis signals an abrupt temporal 'rupture' and how this makes it possible to obscure underlying structures of power, particularly in the context of the relation between land and climate. In particular, it focused asked participants to focus on two questions: 1) within your research, how do you see the politics of crisis framing at work and 2) How might a frame of crisis contribute to reinforcing uneven /exploitative relations.

Making reference to 'crisis' can provide an opportunity for people in power to push a particular agenda.
- It is essential to consider what making reference to crisis does to determine who 'counts' and who is made expendable.
- Thinking about how crisis is referenced should also consider the historical processes at play.

- Climate 'crisis' is inseparable from colonial conquest and should not be seen as a recent rupture.
- Traditional global powers are using reference to climate crisis to further their own agendas.

> ### How Community & Women's Land Rights Relate to Climate and COVID-19 Vulnerability and Resilience
>
> **Organisers**: Swaleh Kitasi (*ActionAid Kenya*), Abul Azad (*ActionAid Bangladesh*), Sophie Kwizera and Danny Wijnhoud (*ActionAid Netherlands*)

This session zoomed in on the local situation and challenges faced by grassroots communities and women in some low-income countries. It provided an overview of support provided by Civil Society organizations (and governments) facilitating communities, women in particular, to step up the efforts to strengthen their land rights and to generate resilience in face of the climate and COVID-19 challenges they are facing.

More secure land tenure provides much better opportunities to face climate and COVID-19 challenges by investing in high biodiversity local food & income systems. However, many so-called "development" projects (salt mining, shrimp farming, agribusiness) rather resulted in land & water grabbing, pollution, food security and livelihoods challenges instead. Within the context of so-called "development" projects, local communities, in particular women, being even harder hit and got more deprived by the climate and covid19 crises.

Support provided by CSOs resulted in some stepwise local successes standing up against land grabbing and provide support to community and women land rights, however, compromised by Covid19 challenges resulting in threats to women; community

consultations skipped, more violence against women, land grabbing and repression (patriarchy) under the COVID-19 radar.

The Netherlands does support land governance programmes, but it is relevant to monitor whether these are bottom-up, inclusive and pro-women enough. In addition, The Netherlands should act on the large international trade footprint on community and women's land rights. Human rights, including Women's Land Rights and Due Diligence, should be mandatory with zero-tolerance to land grabs.

Current efforts aimed at supporting community and women's land rights appear to be insufficient with land concentration only increasing. Women's land rights are prime human rights and to be raised on the agenda, in particular in climate action and efforts aimed at the right to food too, essential for communities and women's climate and COVID-19 resilience.

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Effective Justice Pathways for the Protection of People's Land Rights and Prevention of Conflict

Organisers: Janine Ubink, Bernardo Almeida (*Van Vollenhoven Institute*) and Connor Clerke (*Rift Valley Institute*)

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Land is a central resource in most people's lives, with economic and strategic value, cultural significance and political relevance. The increased demand for land caused by phenomena such as population growth, migrations, and climate change is a source of tensions between the state, individuals, communities, actors from the private sector and other land users. The connection between land and conflict is not new, but the ever-growing competition for land has highlighted its role in generating conflict. States and development agencies have been searching for strategies that can enable justice seekers and communities facing problems related to land access to find effective resolutions, consistent with the law and human rights standards. This panel has brought together researchers and practitioners working on or researching about land-related conflict and land justice initiatives, where they shared knowledge and compared the findings of their research.

PARALLEL SESSIONS III

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Solid Ground: Applying lessons from an advocacy campaign in the context of a global pandemic

Organisers: Habitat for Humanity Nederland

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The world has changed in the year and a half since Habitat for Humanity closed Solid Ground, a 4-year global advocacy campaign

to increase access to land for shelter. The significant impacts of the COVID-19 pandemic and its economic fallout are still unfolding. The Solid Ground campaign helped to change policies and systems to improve access to land for shelter for over 12 million people. This session shared the lessons learned from Solid Ground including details of the transformative impact of land

and housing against the background of shocks and stressors, using a case in point from Nepal.

Key Takeaways

The global pandemic has increased the urgency and push for better quality and more hygiene, especially in the urban reality. It also exposed how fragile the position of landowners is when there is no strong safety net from the government. During this panel the speakers emphasized the following key takeaways:

- Engagement with governments is key in successful access to land for shelter.
- We need to look beyond the traditional debates and embed the debate within broader industries and city-making practices.
- There is a huge need for data and evidence-based engagement which will help to find these more creative solutions.
- From a field perspective, in Nepal we see that -aside from government support- community engagement is key in raising awareness and public support.
- There is need for a balance between the terms of rights and responsibilities within the area of land for shelter and to reach this we need to really focus on system and policy changes through long term goals and short-term action.

The session addressed the impacts of land-based investments on poor and vulnerable people in the Global South. It facilitated an exchange of knowledge about the strategies that are employed on the ground to strengthen the position of these groups when it comes to negotiating for their interests with investors amidst the climate crisis and the global pandemic. How might we, as practitioners, researchers and policymakers contribute to increased developmental impact of land-based investments, especially in times of crisis? This was the question taken up by a professional learning community in the field of inclusive land governance: the LANDac Professional Learning Network. During the session, participants shared their experiences and work on the ground.

Key Takeaways

- Before land distribution, the government should train the community and create awareness on managing and handling it.
- Community meetings, stakeholder mapping, social impact assessments, grievance resolution mechanisms are key social risk mitigation strategies.
- The gender aspect to compensation where women miss out on monetary compensation and only benefiting from the indirect benefits such as housing, school, clinic, projects set up by investor; this patriarchal notion needs to be fought.

- Communities who have lost land to LSLBI have not received adequate compensation for loss of livelihoods, which results in increased conflict and rural to urban migration.
- No mechanism in place to reduce to monetary terms all the benefits that communities derive from the land for purposes of compensation (Secondary land rights enjoyed by women, intergenerational rights and religious use of land).
- Community participation in reality is informing community about the investments.

> "Local community leaders are consulted; they fail to engage the rest of the community members. These leaders are predominantly men, so women's voice are not represented."
> - Arach David James

- Communities living in areas where investments are taking place have been marginalized with insignificant or no returns for the loss of their land and/or water rights.
- This lack of transparency poses serious governance challenges in LSLBI.
- Land deals exacerbate the existing gender disparities in land access and ownership as opportunities arising from LSLBI tend to fall to men.
- Recognize and respect all legitimate tenure rights holders and their rights.
- Decisions on LSLBI and their implementation should be based on good governance, including transparency, subsidiarity, inclusiveness, prior informed participation and social acceptance by affected communities.
- LSLBI should respect the land rights of women, recognize their voice, generate

meaningful opportunities for women alongside men, and not exacerbate the marginalization of women.

How Does Community Land Governance Intersect with Factors of Resilience in Rural Areas to Support Adaptation to Crisis Situations?

Organisers: Annie McKee, Rosalind Corbett, Mags Currie (*The James Hutton Institute*), Rob Mc Morran and Jayne Glass (*Scotland's Rural College*)

This session sought to explore examples of international community land ownership and to collate the experiences of community land governance during the pandemic, responding to three questions. 1) How does community land and asset ownership support adaptation to crises, such as public health emergencies and the climate emergency? 2) What are the factors of resilience that community landownership facilitates, and how could that be further promoted (i.e., in different land tenure regimes)? 3) What options are there for policies to support greater community land governance in different international contexts, and what barriers remain?

Key Takeaways
- The session considered how community land governance has and could respond to crises, including the climate emergency, biodiversity and ecological decline, and the Covid-19 pandemic.
- Hearing from speakers based in Spain and Scotland, where despite the different geographical contexts and types of community land rights described, key crossovers emerged.
- In both the Iberian Peninsula and Scotland, community empowerment and capacity (including knowledge and

confidence) were critical to their ability to respond to crises, such as ongoing decline (e.g., ageing populations, decreasing land-based livelihoods), external shocks (e.g., the Covid-19 pandemic) and future risks (e.g., the climate emergency).

- Similarly, both geographical contexts provided case studies that highlighted the role of strategic partnerships between community land governance and local development processes, integrating local government, community owners, and other key stakeholders.
- In Scotland, the community landowners involved in the research presented demonstrated their unique ability to respond to the climate emergency, and support adaptation and climate-positive behaviours amongst members of the community.
- The Covid-19 pandemic highlighted the importance of 'everyday' community resilience to ensure there is capacity, resources, and community cohesion to support 'emergency' resilience. In this study, community landowners were well equipped to resource community initiatives to overcome the challenges of the pandemic and support those most vulnerable.
- The discussion in this session emphasised the importance of democratic local government working in partnership with local residents, and supported by 'organised' community bodies, such as community landowners.

"Factors that enhance community resilience include cohesion, capacity and collective action. The research showed that during the pandemic, the 'everyday' resilience held by the community landowners meant that there were systems already in place to respond to community needs."
- Jayne Glass

Extractivism, Bio-cultural Diversity and Climate Justice: Geographies of "unburnable carbon" for energy transition

Organisers: Salvatore Eugenio Pappalardo (*ICEA Department, University of Padua*), Lorenzo Pellegrini (*International Institute of Social Studies, Erasmus University Rotterdam*) and Massimo De Marchi (*ICEA Department, University of Padua*)

In the midst of the global climate crisis, the "carbon-based economic model" remains the current paradigm for global economic and energy development. In contrast, to limit global warming at 1.5°C within 2035, the IPCC re-assessed the baseline scenario for the international climate policy agenda (2019). To pursuit this target, global emissions should be drastically reduced to 840, 580, and 420 Gt CO_2 to have respectively 33%, 50% and 67% of probability of maintain global warming below the 1.5°C limit. These targets have obvious implications for the consumption and for the production of fossil fuels.

While much of the attention and climate negotiations has been on the demand of fossil fuels, the supply side and the associated land governance issues are experiencing a surge of interest (Pellegrini et al. 2020). In particular, interventions to limit the supply of fossil fuels have spatially explicit implications and intersect with land

rights. On the other hand, recent estimations suggest about the 66% of oil, 43% of natural gas and 82% of coal should remain "locked underground" (Pye et al. 2020; Friedlingstein et al. 2020). In this framework, an interdisciplinary research was inspired by the "Yasuní-ITT Initiative" (Ecuador, 2007), the first political experiment worldwide about leaving fossil fuels underground in a crucial sector of Amazon Rainforest (Yasuní Biosphere Reserve), by combining nature conservation priorities with human rights protection. This inclusive approach is stimulating the international scientific debate about geographical criteria and institutional mechanisms to define Unburnable Carbon for climate justice and energy transition policies, in very high biologically and culturally diverse areas of the world. Geographical Information Science, which combines qualitative with quantitative methodologies, represents a cross-cutting approach to geovisualize and analyse overlaps between energy production and bio-cultural values. We will discuss the spatial criteria for supply-side climate policies, climate justice paths and the way they intersect land governance. This session explored the concept of "unburnable carbon" and the sociocultural, environmental and political dilemmas tied to its implementation. It also collected cross-cutting methodologies, case studies and reflections to leave fossil fuel underground, towards for climate justice and energy transition policies.

DAY 3

PARALLEL SESSIONS IV

Challenges in 'Pro-poor' Land Registration: What lessons on crisis and resilience?

Organisers: Mathijs van Leeuwen (*CICAM, Radboud University*), Gemma van der Haar (*SDC, Wageningen University*)

Over time, land registration has been associated with a diversity of desired outcomes, ranging from modernization and the promotion of sustainable agricultural production to protection of the livelihoods of small-scale producers notably women, peacebuilding or even nurturing good practices of local governance. In this session we have discussed, for a range of settings: How confident are we about the results of registration and formalization program? How have they been justified and have the ambitions been reached? Currently, land registration is considered as an instrument to foster resilience and climate change mitigation. Based on experiences to date, what lessons can be drawn of relevance to the climate debate?

Key Takeaways
- Land tenure registration, with an appeal to peacebuilding and development imperatives, often involves a depoliticizing move. Political choices are 'hidden' behind what are presented as 'technical' interventions.
- In practice, land tenure registration may contribute to a diversity of objectives like conflict resolution and agricultural development. These effects are only realized, however, if they are explicitly integrated in project design and implementation.
- On Java, colonial legislation vested absolute power over forests lands in the state. Contemporary granting of forest rights to farmers does not extinguish conflicts related to past criminalization, extortion and threats to farmers.
- In Colombia, appropriation and registration of the baldios by powerful stakeholders over the past 150 years is one of the main causes of current land inequality in Colombia. These inequalities remain untouched by current land registration programmes.
- While land registration could help achieve territorial peace, especially when at the core of a peace agreement, however its implementation relies on trust, security and technical capacity.

Investing in Formal Land Rights for Commodity Smallholder Farmers: Lessons from land tenure public-private partnerships

Organiser: Meridia

The Côte d'Ivoire Land Partnership (CLAP) brings public and private sectors together to work for affordable land documentation for smallholder farmers at scale. The panellists explained that land security should be at the core of corporate sustainability agendas because it translates into benefits across supply chains. Providing smallholder farmers with land

documentation to strengthen their land rights has an impact on their lives, their families and also their productivity. Most importantly, driving this goal through a public-private partnership (PPP) allows companies to engage in this topic in a more holistic and traversal approach in comparison with a single company's isolated efforts.

Key Takeaways

– Secure land rights are key condition for sustainable production because farmers increase productivity, protect their family, invest in land, care for natural resources, and shift agricultural practices towards more sustainable farming.

– Legal land documents for farmers also provide companies with a solid proof of the origin of production, and therefore a higher assurance of not being related to deforestation.

– In the case of Côte d'Ivoire, tackling farmers' land rights insecurity translates into contributing to closing the living income gap, fighting child labour and halting deforestation.

– PPPs allow companies to engage more actively in securing land rights for farmers and to leveraging funding for efforts at scale.

– PPPs facilitate implementation support for companies wanting to contribute to secure land rights for farmers.

> **Uneven Ground: The land inequality crisis, in the midst of our planet's broader inequalities and crises**
>
> **Organisers:** International Land Coalition (ILC)

This session, based on the recently published report and broader work of ILC members on inequality, endeavoured to provide a broader context of the world inequality crisis and to shed new light on the scale and speed of the growing trends of the land inequality crisis.

> **Perspectives on Pastoralism Film Festival**
>
> **Organisers:** Coalition of European Lobbies

A selection of films from the First Edition of the Perspectives on Pastoralism Film Festival were shown to deepen understanding of how diverse peoples across the world gain their livelihoods from extensive livestock production, using primarily rangelands that are not suitable for sedentary arable crop production.

> **Sustainable Corridors? Urban land and mobility infrastructure development in an era of climate change**
>
> **Organisers:** Kei Otsuki and Abigail Friendly

This session aimed to generate discussions on different experiences of infrastructure development that addresses climate change in cities. It paid particular attention to new transportation "corridor" development, which has increasingly become popular as a way to redesign the rapidly growing city to reduce traffic congestions and thereby carbon emissions, promote affordable public transportation system, and to make public green spaces accessible for all the citizens. However, it is known that it significantly affects ways that urban land is used, accessed and governed by local communities. The session explored how the corridor development should address social equity and inclusion.

Key Takeaways

- Problem of scale: Infrastructure planning for sustainable and resilient city making needs to weigh the difference between intervention for the city as a whole and for vulnerable populations within the city.
- Timing of public participation: By now we all know that participatory infrastructure planning is important but the question of when this participation should take place the most effectively remains elusive. In particular, when large-scale infrastructure project decides to marginalize or even demolish one part of the city, affected citizens are always informed after such a decision is made – to agree on remedies such as compensation. Why don't citizens participate from the design of infrastructure and urban spaces?
- Long term engagement: Considering the importance of temporalities and mobilities of urban dwellers, long-term observation and engagement by researchers, the government and civil society organizations must be envisioned.
- Building synergies between different infrastructures: We need more research to understand trade-offs between different, old and new, or green and transport infrastructures. Even though infrastructure planning increasingly talks about climate change mitigation and/or adaptation, one infrastructure often undermines another infrastructure and space's sustainability potential.

"Green infrastructure is an effective method of climate change adaptation in cities. But this is only successful when communities are involved in reclaiming the space and maintain the infrastructure."
- Raul Marino

PARALLEL SESSIONS V

Building Land Governance Resilience with Open and Transparent Land-data Systems

Organiser: Laura Meggiolaro (*The Land Portal Foundation*)

The COVID-19 crisis exacerbated land governance challenges, including addressing failures in land governance systems, a lack of transparency, systemic corruption, and lack of accessibility to data. It undermines development progress on global food security and has driven people into poverty, while governments take license to develop indigenous and community lands and thus fuel the climate crisis.

The Land Portal Foundation & Open data Charter have joined efforts to create an Open Up Guide on Land Governance that outlines key land governance data types, how they should be collected, stored, published for improving land governance and transparency. This session showcased evidence of how open land governance systems can be used as a tool to untangle and ameliorate the damage caused by the lack of transparency and corruption, and demonstrate how open land governance systems can serve as a tool to fight poverty and increase food security.

Key Takeaways

- Natalia Carfi pointed out that the guides are not only useful for the production and documentation of data but serves as an

"important focal point for advancing conversations about open data".

- Using the example of land value data in Uganda, Ronald Kaweesi argued that data must be institutionalized for it to form a useful part of a public and open data ecosystem system. He also argued that the private and public sector must come together to improve the quality, quantity and accessibility of land value data.

- The implication of not having data in digital formats was highlighted. The availability of data in analogue formats is often overlooked and this has a significant impact on the perceived "openness" of land data. Akbikesh stated that "land ownership data are available and kept updated, but the problem is that the data are not open to the population and also are mainly paper-based and not presented in machine-readable formats".

- It is worth pointing out that while the author agrees that there is significant tenure insecurity in the region, the results of the land government indices do not adequately reflect the situation on the ground.

- Charl-Thom Bayer pointed out that modern land administration is really about sustainable land management for increasing resilience, and that this approach is underpinned by access to good quality data and information for informed decision making.

- Ultimately it means that improved land governance is about control and access to land in a manner that is "socially legitimate and fundamentally democratic".

- Key Data Types for improved Land Governance are rooted in the fundamental operational functions of land management organisations.

- Data types must be aligned with international data policies and standards to be discoverable and to ensure interoperability.

- It was agreed that the Open Up Guides are a useful tool in furthering the discussion around open data and how that can support increasing resilience and sustainability.

The Accelerating Need for Urban Greenspaces (UGS) in Cities and How to Best Accommodate It

Organisers: Shaswati Chowdhury and Jenny Norrman (*Chalmers University of Technology, Sweden*)

Urban Green Spaces (UGS) are vegetated open spaces that provide a multitude of ecological functions that are essential for the physical and mental well-being of the citizens as well as for the urban environment. However, land is an extremely competitive resource in cities that are struggling to sustain the ever-growing urban population and UGS are constantly under threat of urban encroachment. Even the well spread-out cities are pressured to densify by the more commonplace 'sustainable dense urban neighbourhood' approach that in turn, increases the pressure on open spaces such as UGS. But UGS are lacking both by quantity and quality in most cities to support the need of the citizen. Their shortage and inadequacy of UGS were made obvious during the Covid-19 pandemic when the quarantine restricted the mobility of the urban populace and made UGS an essential, and often time, the only outdoor element in everyday city life. As well as lacking in quality and quantity, the pandemic and the resulting extended quarantine also pushed forward the inherent social issues with UGS, such as their unequal distribution, access, ongoing privatisation,

'green gentrification' etc. The session focus was on the multifaceted challenge for UGS management and governance and how to accommodate the growing necessity of UGS in cities that are heightened in a world with Covid-19.

Key Takeaways
− In the circular land use system, brownfields are not considered as a waste but as a valuable resource in the transition from abandonment to reuse.
− These sites should be remediated using Nature Based Solutions (NBS) such as Gentle Remediation Options (GRO) since they are low-cost and sustainable options.
− UGS are fundamental for urban wellbeing by providing the citizens with numerous ecosystem services (ES).
− The creation of UGS in the brownfields of Langrea, a shrinking city in Spain, can be a transitory land use convenient to recover soil ecosystem services, to favour the potential appearance of new economic activities, and to modify social perception.
− In the case of Kumasi landscape in Ghana, the governance of the green and blue infrastructures (GBI) through 'Landscape approach' strengthens the position of vulnerable smallholders through secure land tenure in collaborative initiatives built upon a collective acknowledgement of the importance of natural landscapes to socio-economic development and environmental sustainability.

Climate and Forced Displacement: Land, energy & clean water challenges of communities displaced from high-risk natural disaster and war zones in Mozambique

Organisers: Uacitissa Mandamule (*Aix-Marseille Université/OMR*), Jerry Maquenzi and João Carrilho (*OMR*), and Marja Spierenburg (*Leiden University*)

This session was inspired by the Idai and Kenneth cyclones that hit Mozambique in 2019, as well as military instability in the north of the country, resulting in massive displacements. In this session, presenters discussed the consequences of and prospects for resettlement legislation and procedures in Mozambique in light of increased climate change vulnerability, focusing on impacts on livelihoods and relations with host communities. These insights were compared with findings from research on development-induced resettlement in the Amazon in Brazil, which focused on local conceptions of space, place and rights.

Key Takeaways
− Legislation should not only be about defining rights, but also about providing details about processes and procedures to reduce possible room for manoeuvre by powerful actors.
− Even participatory social and environmental impact assessments will not prevent harm to the displaced if we do not take uncertainty, informality and above all local conceptualizations of rights and resources into account.
− This has been said many times, but really, communities are not homogeneous, and labelling people as indigenous, peasants or otherwise impacts on people's response options.

− Expropriation should be the exception of the exception of the exception.

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Who Benefits? Inclusive governance and equitable benefit sharing in the context of community forestry

Organisers: Tropenbos International, Forest Foundation Philippines and RECOFTC

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Community forestry has the potential to contribute to sustainable livelihoods in poor and marginalized communities in and near forests. In practice, however, the benefits of collectively managed forests may end up in the hand of local elites. Based on presentations from Bolivia, the Philippines and Nepal, participants in this session discussed, among others: (i) What is the role and importance of individual benefits in a model that is based on collective forest rights? (ii) Who decides what is fair? And (iii) what is the (potential) role of customary governance institutions, governments and civil society organizations (CSOs) in ensuring fair benefit-sharing?

Key Takeaways
− Many CSOs focus on obtaining community forest tenure rights for Indigenous People and Local Communities (IPLCs), but they should not forget about the next step; after rights have been established, how will people be able to actually use those rights, and benefit from them?
− Often forest tenure rights are granted to a community as a collective, but this does not necessarily imply that the forest is managed and used collectively. This has consequences for benefit sharing.
− There is a need to rethink the relation between collective rights and individual

use, to protect the livelihoods of the most vulnerable.
− Communities are not homogenous groups. The example of Nepal shows that it may be possible to identify different interest groups in a forest tenure formalization process and contextualize the benefit-sharing arrangements.
− Bottom-up conversations about benefits and benefit sharing can be a way to address conflicts and facilitate reflection within the community about governance processes.
− CSOs can play an important role in support of community forestry and associated benefit sharing but should be careful not to impose concepts and systems; only after CSOs loosen their grip, communities can develop their own models, based on what is already there.

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"CSOs need to change their role from telling stories about local and indigenous communities, to facilitating those communities to tell their own stories"
- Heidi Mendoza

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Re-imagining our Future: Building back better through progressive land policies and practices post COVID-19

Organisers: Buhle Nxumalo and Rukshana Nanayakkara (*International Land Coalition*)

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Land rights should be a key element in building back better, resilient and sustainable communities in post-COVID-19. ILC identifies land rights as foundational to various pillars of sustainable development such as resilient local food systems, gender equality, equitable labour and youth-friendly socio-economic models, sustainable

environmental management and stronger local democracies. Instead of reverting to past practices and policies, ILC identifies eight concrete approaches through which secure land rights could contribute to resilience to the COVID-19 socio-economic crisis. These include:

- Land rights for localised, resilient and sustainable socio-economic and food systems
- Land rights for inclusive and equitable land governance and economic opportunity
- Strengthening democratic land governance
- Centralised management for healthy landscapes and ecosystems
- Positioning land rights to mitigate migration while assuring the urban-rural nexus
- Indigenous peoples' territorial rights for resilient social systems
- Women's land rights for gender justice
- The democratisation of land data for inclusive, evidence-based decision-making and future crisis-preparedness.

This session presented these approaches and track changes in land policies and practices in response to the COVID-19 crisis, showing how these approaches are essential elements in building back better.

Joanny Belair

After three days of intense discussion covering the breadth of land governance issues focusing on the theme of Land, Crisis and Resilience, Joanny Bélair, Postdoctoral researcher from Utrecht University and LANDac, chaired the closing session of the LANDac Conference 2021. Closing session panellists were Caitlin Ryan (Assistant Professor International Security, International Relations and International Organization at the University of Groningen), Gemma Betsema (Programme Advisor LAND-at-scale at the Netherlands Enterprise Agency (RVO)) and Teddy Kisembo (Urban Action Lab at Makerere University and a LANDac fellow). Panellists reflected on the main takeaways of the LANDac Annual International Conference 2021 and challenges the land governance community will be facing in the coming years.

Gemma Betsema

Gemma Betsema has been working with the Dutch LAND-at-scale program, which is formulating developing land governance projects in close collaboration with local partners in 14 countries. She underscored the importance of looking at land issues from a broader perspective and taking a more holistic approach, noting that this was highlighted in several sessions during the conference, including the challenges of improving land registration. The LAND-at-scale program is set up to focus on a variety of development goals, including food security, rule of law, private sector development, women's rights, and climate adaptation, emphasizing a combination of different types of expertise in land governance. They are striving to build upon work that has already been done and ongoing projects, such as food security projects that already being funded by Dutch embassies in target countries. The focus on perceived tenure security in the context of crisis, using perception to measure tenure security is very much on their agenda, she said, indicating the importance of moving away from just the numbers of titles.

Teddy Kisembo

Teddy Kisembo highlighted that when it comes to land issues, from contestation of land rights to the conversation on public policies, and then how they mingle with

traditional systems, public policies should be protecting tenure security. This has been complicated by the COVID-19 pandemic, with a great number of vulnerable people experiencing negative impacts during the lockdown, as land administrative services were shut down. Thankfully, she said, there have been some enlightened land rights defenders standing up for land rights during this period. This crisis has shown there is a need to move away from paper-based registration systems, but also that going digital is not a magic bullet. Open data and access to information are important, she stressed, but for the urban poor even open systems are unlikely to be accessible to them, so she pointed out that the benefits are likely to be accrued by other, more privileged actors. There is a need to build bridges between formal and informal systems of managing land within the African context, but this cannot be done only through formalization, she said. The commodification of land will lead to an increase in inequality, so there is a need to look at how to redefine land governance strategies that work for the people.

Caitlin Ryan

Caitlin Ryan said that the multiple and intertwining crises should not be redefining how we think about land issues. This suggests that these events, whether they be climate change, climate catastrophe or COVID-19, are a moment of rupture in an otherwise forward moving trajectory. All of the inequalities that have been discussed, existed before the pandemic. This is indicative of a particular blindness, whether that be wilful or unintentional, to how people at the margins already experienced these inequalities. People who have experienced marginality and exclusion, she emphasized, were painfully aware of these inequalities. From her perspective, thinking about the current times in terms of crisis or as sudden moment of rupture with a forward moving trajectory will not get us anywhere. The result is getting side-tracked from what has been going on all along and how to address the root of the inequalities and structural exclusions that have always been there. Ryan encouraged instead consideration of what are normal and exceptional politics and what is acceptable when the Global North is not in crisis.

Continuing on the question of what normal politics is, Teddy Kisembo said that she has realized that considering land issues in Africa, one needs look at the past and see where they emerged. In the context of Uganda, land issues can only be understood through the lens of colonial times, which has a great impact on tenure security. There is a need to learn from the mistakes that have been made, and especially regarding land management and administration, which is rooted in the past. We also need to understand the relationship between our land, income inequality, and the effects of gender and cultural norms when it comes to land governance, and to explore ways to get past that. In Uganda, and in Africa in general, women are discriminated both in terms of access to land and access to information, she highlighted, suggesting that we need to look at the cultural norms of a particular region and understand the context, as even some

women are not willing to embrace their right to own property.

Ryan then proposed that the most pressing challenge is the tenacity of capitalism as an economic model that privileges profit. There are mounting pressures on communities to commodify their land, and there are unfortunately no neat divisions between international investors and local communities, as national elites also play a large role in this process. Conservation efforts are also increasingly plugged into profit models such as REDD+ or other models of conservation that are directly linked to profit. Moreover, clean energy solutions often rely on the land and resources of communities that are already at the margins. "Powers in the Global North are now using this language of crisis to enact further domination of people and the planet," she said.

Gemma Betsema indicated that to build something that remains after project funding ends, it is important to build on existing networks in the country, and to take advantage of the best policies and practices while moving away from what has shown not to be working. She called attention to the importance of doing thorough stakeholder assessments to see who's already working in the country, and to find out how they can add value to what is already being done. For RVO, considering historical factors is also very important. They strive to be as flexible and as adaptive as possible with project partners to ensure the sustainability of what they are doing and recognizing the need to understand how to work in governance systems that may be broken.

Gemma van der Haar from Wageningen University and co-chair of LANDac closed the conference, highlighting that the pandemic intersects with concerns over climate change deepening poverty and the reproduction of inequalities. The pandemic, she said, has revealed cracks in the system, disrupted our routines and challenged our reflections. We have been able to make new connections between work on conflict, disaster and climate change, but also the chronic crisis of inequality.