



resource management, reflective of ancient traditions. As these communities hold on land with a high potential for lucrative tourism-focused real estate development, they face the prospect of displacement and potential landlessness due to gentrification and speculation, and compulsory expropriation. In Puerto Rico and Barbuda, the affected communities have organized to protect their land claims and combat displacement. They are rejecting individual land titles, which tend to favor involuntary displacement; they seek to continue and strengthen their collective land ownership. In Puerto Rico, collective land ownership adheres to the Community Land Trust (CLT) model. In Barbuda, the land ownership system dates to the abolition of slavery, with communal land rights for former enslaved people formalized on the original Barbuda Land Act of 2007.

This article explores the struggle to maintain collective tenures in the face of neoliberal, post-hurricane policies. We investigate the role of individual land titles in land loss and displacement, and outline how collective land ownership has protected members of the Caño (PR) CLT and Barbuda communities against displacement. The article argues that such tenures reduce vulnerability to climate change-induced disasters and their aftermaths, through greater democratic participation of residents, the protection of the environment, and the equitable distribution of resources. Communal land tenure should therefore be protected and encouraged, to help communities face climate change.

**ID: 203**

**General Paper**

### **Planning with power. A theory-informed discussion of the distributional effects of urban densification**

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This article contributes to the debate on power in planning and provides a conceptual framework uncovering the effects of power in real-life planning situations. It bridges planning, neoinstitutionalism and power to appraise contested urban redevelopments such as they take place under densification. This article asks: (1) Which power structures are at work in urban development processes and what forms do their involvement in the planning process take? (2) How does the identification of power structures help explaining why the social dimension of sustainability is recurrently being neglected in densification processes? (3) What does their identification mean for planning as a practice and as a discipline?

Through its impact on the built environment and on existing property rights and interests, densification creates not only winners, but also losers, especially among those inhabitants who cannot afford the higher rents following redevelopments in favor of density. Due to its conflictual nature, densification is therefore an ideal subject to study power in planning. In this article, planning is appraised as a public policy regulating the use of land and land-related resources such as housing. Four situations of power exercise can be identified in this process of regulation. Their conceptual characterization constitutes the first part of the article. The second part illustrates how the proposed framework can usefully be put to work in the analysis of a densification project in Zurich, Switzerland.

**ID: 205**

**General Paper**

### **Newcomers, property, and spatial governance in the Brussels Periphery**

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Many migrants bypass major immigrant gates in metropolitan arrival areas and end up immediately or after a (short) stay in larger cities, in small towns and suburban or rural areas. Newcomers find housing in the Brussels periphery, and often buy, or rent, small, old working-class houses. Necessary renovations are difficult to carry out due to the owner's financial situation and the planning policies of the municipality, leaving the houses in poor or even worse conditions. For many newcomers, however, the move to the urban fringe still symbolizes social mobility. In contrast, new patterns of suburban marginalization and increasing urban fringe poverty are causing residents who have lived in these communities for generations to experience feelings of resentment and loss of identity. The



established community fear that the arrival of newcomers will degrade their suburban paradise and property. Through three focus groups with officials in three different case studies, we discussed how local governments affect the spatial conditions of newcomers. We found that building permit policies are ambiguously used as a tool to perpetuate specific images of the rural or suburban identity, often driven by fear of perceived pull effects. Implications for planning and building permit policies used as a tool to create barriers and opportunities for newcomers related to property are discussed.

**ID: 208**

**General Paper**

### **What can large-scale comparative research teach us about coastal zone preservation?**

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This roundtable is proposed following the publication of *Regulating Coastal Zones*, edited by Rachelle Alterman and Cygal Pellach, recently published by Routledge.

The book is not a regular edited book. Instead, it is team work of authors from 15 countries who have followed a rigorous framework prepared by the editors. The book is the first to address issues of coastal zones and their land and planning regulation through a systematic comparative prism.

The goals of preserving coastal zones seem to be shared universally, especially in the era of sea-level rise, deterioration of environmental assets, and the growing pressures of tourism and second homes. Yet, the book reveals striking differences across countries. Some of these differences can be attributed to different degrees of governance quality, public awareness, and citizen compliance with development controls. However, many other differences are embedded in the sets of laws and regulations that apply to coastal zones in each country. These differ in surprising ways from country to country. The legal differences are the "elephant in the room" - hardly recognized to date.

The book encompasses 15 advanced-economy countries. These were selected to represent three groups of legal contexts: Several of the countries are Mediterranean ones, thus ostensibly bound by the Barcelona Protocol on Integrated Coastal Zone Management -an international treaty they all signed. A few more countries are non-Mediterranean members of the EU, where there are presumed shared policies. And two countries are located in different global zones. The findings demonstrate that, contrary to what one may assume, there are major differences in the instruments for coastal zone management and their degrees of effectiveness, regardless of the supra-national regulations that may apply to them. The book enables exposure of some of the unanticipated underlying commonalities and differences that may help to understand and improve coastal zone management for the future.

The Roundtable will be composed of several of the contributors to the book, from several countries, and will be chaired by the two Editors.

**ID: 209**

**General Paper**

### **Urban Settler Colonialism in the Making: Land Titling in Palestinian East Jerusalem**

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In this paper we examine contemporary attempts of Israel to initiate large scale land registration project in the occupied urban territory of Palestinian East Jerusalem (PEJ). Recent years have marked a significant shift in Israeli policy, from purposeful spatial and planning discrimination and neglect, which included an official refusal to engage in land titling, to an institutional land registration plan aimed to improve Israel's control over, and service provision in PEJ. It is estimated that about 90% of Palestinian land is not fully registered, with many variations of partial recordings existing. This has caused a severe planning "deadlock" manifest in violation of Palestinian planning and housing rights, widespread informal construction and finally house demolitions.

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## BOOK OF ABSTRACTS

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