

INTERNATIONAL ACADEMIC ASSOCIATION on PLANNING, LAW, AND PROPERTY RIGHTS



Department of Planning
and Regional Development
University of Thessaly

PLPR 2015



25 - 27 February 2015
Volos, Greece



9TH ANNUAL CONFERENCE

PLANNING
LAW AND
PROPERTY
RIGHTS

25-27 FEBRUARY 2015
VOLOS - GREECE



UNIVERSITY OF THESSALY

PROGRAM

Wednesday, 25 February 2015

09:30-12:30
Room Γ5

PhD Session

13:30-15:30

Registration

15:30-17:00

Parallel sessions

Room B12

Climate change and planning law

Moderator: Elisavet Thoidou

Property Rights and Climate Change: Land-Use Under Changing Environmental Conditions- *Fennie van Straalen, Thomas Hartmann, John Sheehan*

Spatial planning and climate change: the case of regional and metropolitan planning in Greece- *Elisavet Thoidou*

The Delivering Mechanism of Disaster-Prevention Urban Renewal in Tainan City - *Tzu-Yuan Stessa Chao, Yun Chi Yo*

Climate Changes, Adaptation Strategy and Property Rights Development in Serbia- *Dušan Nikolić*

Room A2

Expropriation, property rights and the market

Moderator: Richard K. Norton

The intermediation of the social relations of property: an analysis of the community right to bid- *Tessa Lynn*

Allocation of Land for Public Uses through Land Readjustment: The relationship with expropriation law- *Nira Orni, Rachele Alterman*

Planning and Regulating Vacant Land for Open Space in Detroit- *Mark A. Wyckoff, Richard K. Norton*

Expropriation and Amendments in the city plan: Urban and open spaces for a sustainable built environment and/or property right disputes- *Triantafyllos Kalliakoudas, Fotini Zygouri*

Wednesday, 25 February 2015

Room A1 **Planning methods**

Moderator: Joana Almeida

The coding turn in urban and regional planning-*Nurit Alfasi*

Valuation cultures and the English planning system: Governing the development viability appraisal process- *Emma Street, P. Wyatt*

Management practices in executing urban projects involving several landowners- *Joana Almeida, José Antunes Ferreira, Beatriz Condessa, Ricardo Tomé*



Criteria for evaluating the enforcement systems of planning and building regulation- *Amit Ofek, Rachelle Alterman*

Room F5 **Human rights and social justice**

Moderator: Jeannie van Wyk

The on the ground perspective on women's land rights in Uganda-*Jackline Kabahinda*

Can legislative intervention achieve spatial justice?- *Jeannie van Wyk*

Flexibility and public accountability in active land policy at a city scale-*Vitnarae Kang*

Can City Visions Advance Social Equity? Views from Mumbai and Cape Town-*Nathan Marom*

17:00-17:30 **Coffee Break**

17:30 **Welcome & Keynote speeches**

Moderator: Konstantinos Lalenis

Amphitheatre **Infrastructure Exactions and Unconstitutional Conditions in the United States**, *Edward J. Sullivan*

Recent developments in planning legislation in Greece, *Dimitris Melissas*

19:30 **Welcome Reception**

Thursday, 26 February 2015

09:30-11:00 Parallel sessions

Special session: The Time Factor and Planning Instruments

Room A1

Organizers: Thomas Hartmann, Rachele Alterman, Willem Korthals Altes

Moderator: Willem Korthals Altes

The Time Factor and Planning Instruments-Introduction-*Thomas Hartmann*

Taking time: the temporal logics of private and public sector development agreements and retail-led regeneration-*Edward Mitchell*

Time-limited property rights for flexible spatial development strategies-*Jean David Gerber*

Special session: Maritime Spatial Planning/Exclusive Economic Zones

Room B12

Organizers: Elias Beriatis, Marilena Papageorgiou

Moderator: Elias Beriatis

MSP directive: A watered down framework or the beginning of a new era of marine governance in the EU?-*Niko Soininen*

Motion in the Ocean: How Climate Change Has Impacted Our Ocean's Jurisdictional Zones- *Geoffrey Ostrove*

The High Hopes of ICZM in the Face of Legal-Institutional Implementation Gaps: Comparative Analysis of Mediterranean Countries- *Dafna Carmon, Rachele Alterman, Cygal Pellach*



Socio-economic and environmental maritime drivers in the Adriatic-Ionian region and their connection to the legal and policy framework-*Harry Coccossis, Theodora Papatheochari, Theofilos Kyratsoulis, Spyros Niaouis, Dania Abdul Malak, Christoph Schröder, Antonio Sanchez*

Thursday, 26 February 2015

Special session: Contested Lands

Room I5 Organizers: Konstantinos Lalenis, Pantoleon Skayannis

Moderator: Pantoleon Skayannis

Building bridges, not walls: Public places in Derry/Londonderry- *Keith Henry, Heather Ritchie, Greg Lloyd*

Comparing Israeli Farmers Land Rights against FAO's Tenure Guidelines-*Micha Drori*

"Legal" and "illegal" Roma housing settlements in Greece- *Angeliki-Vasiliki Sideri*

Controversial Land Ownership and Planning in Contested Lands- *H. Nafa, Balkiz Yapicioglu*

Room A2 Environmental planning and sustainable development

Moderator: Paschalis Arvanitidis

Urban vegetable gardens as a commons: a case study of the municipal vegetable garden of Larissa- *Paschalis Arvanitidis, Nikos Kargiotis*

Carrying Capacity and Sustainable Urban Development- *Panagiotis Voulellis, Konstantinos Serrao*



Disaster reduction and climate change for coastal cities: adapting planning laws for environmental challenges-*Safira De La Sala*

Planning indicators for the sustainable development of mountainous areas- *Vasileios J. Giannoulas, Vasileios C. Drosos, Nikolaos S. Karantzidis, Athanasios Koungholos, Harry Coccossis*

11:00-11:30 Coffee Break

Thursday, 26 February 2015

11:30-13:00 Parallel sessions

Special session: The Time Factor and Planning Instruments

Room A1

Organizers: Thomas Hartmann, Rachele Alterman, Willem Korthals Altes

Moderator: Rachele Alterman

Introduction: The challenge of understanding time in planning- *Rachele Alterman*

Implementation Act, Urban Planning and Proprietary Rights: A Case-Study-*Marios Haidarlis, I. Stampoultzi*

The Time Factor in Italian Planning- *Enzo Falco, Paolo Scattoni*

Discussion

Room A2

Environmental planning and sustainable development

Moderator: Vasileios C. Drosos

The water management in the periurban space of Larisa - Volos: Informal Common or informal commodity? The case of Nikaia and Melivoia- *Vasilis Letsios, Chryssanthi Petropoulou*

Urban Green Space as a Commons: An Exploratory Study in the City of Volos- *Paschalis A. Aroanitidis, Fotini Nasioka*

Environmental Commitments of Forest Roads' Opening-up- *Vasileios J. Giannoulas, Anastasia G. Stergiadou, Vasileios C. Drosos, Kosmas-Aristotelis Doucas*

The procedural aspects of the right to environment in the light of the Aarhus Convention- *Maria- Athanasia Bakalianou, Olga Christopoulou*

Thursday, 26 February 2015

Room I5 **Housing and building regulations**

Moderator: Michel Vols, Nir Mualam

Implementing an European minimum level of protection against the loss of the home-*Michel Vols*

Rent Controls: A Comparative Overview-*Nir Mualam*

An emerging phenomenon of informal settlement in China: Small Property Rights Housing in urban villages and peri-urban areas-*Li Sun, Peter Ho*

The Retreat of the Social Housing Sector in Greece. A Review of Policies and Outcomes-*Alexandra Zamani, Alexandros Grigoriadis, Eleftheria Safiolea*

13:00-14:00 Lunch Break

14:00-15:30 Parallel sessions

Room A1 **Urban planning and development, urban regeneration**

Moderator: Tolga Levent

Urban Regeneration in Turkish Context: An Evaluation through the Regulations and Legal Frameworks-*Tolga Levent*

Formalization of Housing Forms and Housing Developments in Ho Chi Minh City, A Fast Growing City in the Transitional Economy-*Shigeru Fukushima, Van Thanh Le*



Implementation gaps in the city-port interface- *Na'ama Teschner, Rachelle Alterman*

Comments on the new framework for the encouragement of tourist investments during the period of the economic crisis 2009-2014. Necessity, effectiveness and consequences of applied policies-*Efi Sarantakou, Paris Tsartas*

Thursday, 26 February 2015

Room F5 Intergovernmental/Institutional Issues

Moderator: Michael Kolocek

Spatial and Urban Legislative Reforms in Greece- *Efi Antoniou, Nancy Kapoula, Fani Samara*

Coping with Informality - A new Challenge for Spatial Planners in Germany-*Michael Kolocek*

Property and Condominium Laws in the Era of Condominium Towers: A Threat or an Opportunity for Social Cohesion?- *Dorit Garfunkel, Rachelle Alterman*

The Europeanization of the territory. Towards a European, land use, silent revolution?- *Marta Lora-Tamayo*

Room A2 Cultural heritage protection

Moderator: Yasemin Sarıkaya Levent

Cultural image: the Greek communities of Çeşme and Alaçati in Asia Minor- *Kleoniki Gkioufi, Anastasia Bourlidou, Eleni G.Gavra*

The Victorian Civil and Administrative Tribunal (VCAT) and Heritage Preservation Conflicts- *Cygal Pellach, Rachelle Alterman*

Wine terroir and cultural heritage protection in rural areas: The case of Nemea and Basto wine regions- *José Duarte Ribeiro*

A Critical Evaluation of Turkish Legislative Structure: The Problems of Integrating Archaeological Sites into Urban Context- *Yasemin Sarıkaya Levent*

15:30-16:00 Coffee Break

16:00-17:30 Keynote speeches

Moderator: Richard K. Norton

Amphitheatre **Property Rights in Classical Political Economy**, *Michael S. Zouboulakis*
Planning and the Rule of Law, *Philip Booth*

17:30-18:00 PLPR flag to PLPR 2016 Host

20:00 Conference Dinner

Friday, 27 February 2015

09:30-11:00 Parallel sessions

Room A1

Tourism and recreation

Moderator: Alex Deffner

Promoting a new standard for the spatial organisation of tourism via organised receptors of tourist activities - *Sofia Avgerinou-Kolonias, Anastasia Toufengopoulou, Ioannis Spyropoulos*

Diversification of the tourist product in Greece and creation of new tourist areas: Wishful thinking or a realistic objective of the new spatial planning for tourism?- *Sofia Avgerinou-Kolonias, Anastasia Toufengopoulou, Ioannis Spyropoulos*

Leisure Law's Lost (paraphrasing Shakespeare): The case of leisure planning in Athens, Greece-Alex Deffner

Law, Landscape and the Common Good. Access to the Countryside for Recreation-Louise Burns

Room Γ5

Intergovernmental/Institutional Issues

Moderator: Eran Kaplinsky

China's National Urban Planning Law and Its Role in Local Urban Planning Practices-Zhi Liu

Urban regimes and exchanges of policy resources in Swiss metropolises-Sébastien Lambelet

Planning within the attempted "modernization" in Greece: examining "open" issues-Panagiota Theodora, Konstantina Valerianou

An Alternative Theory of Regulatory Takings in Canada- Eran Kaplinsky

Friday, 27 February 2015

Room A2

Governance, public participation and planning law

Moderator: Alessandro Palmieri

When Property Law Advances into Uncharted Territories: Echoes of the Common-Pool Resources Theory before the Italian Supreme Court-*Alessandro Palmieri*

Quantifying the Normative Objectives of Planning Law? An Exploratory, Quantitative Study in the Northern Cape Province, South Africa- *Mark Oranje, Elsona van Huyssteen, Dumisani Ndaba, Gerbrand Mans, Alize le Roux*

The Global Spreado Private Communities: A cross-cultural comparison of private residential neighborhoods and their impact on land planning, regulation and public governance-*Dwight H. Merriam*

Methodological aspects of the INDIGO research project: transdisciplinary problematization and action research in understanding the governance of land use rights- *Pieter Van den Broeck, Annette Kuhk, Frank Moulaert*

11:00-11:30 Coffee Break

Friday, 27 February 2015

11:30-13:00 Parallel sessions

Room A1

Environmental planning and sustainable development

Moderator: Christina Bezante, Willem K. Korthals Altes

The Green Heart and development control: is a Green Heart attack eminent?-*Willem K. Korthals Altes*

Settlements smaller than 2.000 inhabitants (<2.000 inh.) in Greece: Statutory framework for building and preservation. Impact on the quality of life in the villages- *Christina Bezante, Ivi Nanopoulou, Irini Tsakiropoulou*

The renewal of the Athens center buildings stock under crisis conditions- *Nikolaos Triantafyllopoulos, Antonis Charoulis*

Possibilities and limitations for old buildings renovation through financial economic instruments in the Athens city center: financial and legal issues- *Nikolaos Triantafyllopoulos, Theodora Xythali, Antonis Charoulis*

Room A2

Governance, public participation and planning law

Moderator: Deborah Peel

Governance in urban redevelopment under a flexible pro-growth regime in Guangzhou, China since the 1990s-*Bin Li*

Towards Constrained Autonomy? Scotland's National Performance Framework and Local Community Planning-*Deborah Peel*

Local Government Reforms and Perceptions of Local Actors: Evidence from Eastern Macedonia and Thrace-*Panos Ioannidis*

Born free... to roam the City? An exploratory study of the awareness, concerns and ideals for land reform, agrarian transformation and rural development amongst the 'next generation' of (young) development planners in South Africa- *Mark Oranje, Sanell Venter, Albert Ferreria*

Friday, 27 February 2015

Room B12 Urban planning and development, urban regeneration

Moderator: David Evers

Local Spatial Planning (LSP) in Greece: The experience of General Development Plans (G.D.P.)/S.H.O.O.A.P./Law 2508/97, as a tool of implementation for LSP- *Soultana Vezyriannidou, Christina Bezante*

Ladders and snakes: juridification of planning as a byproduct of Dutch urbanization policy-*David Evers*

The Legal View Over Parcels' Coalescence and Segmentation as Parameters of the Off - Plan Building in Greece-*Christos C. Zavraklis, Alexios A. Oikonomou*

Room I5 Intergovernmental/Institutional Issues

Moderator: Athena Yiannakou

Strengthening our enforcement regime: An overview of recent enforcement reforms in New South Wales-*Hamish Sinclair*

The Greek Planning Reform: a response to or part of a longstanding crisis?-*Athena Yiannakou*

Judicial Decisions and the Role of Law in Urban Reform: some reflections based on the Colombian experience- *Catalina Villegas del Castillo, Juan Felipe Pinilla*

The principles of a loosely coupled system of cost recovery for public infrastructure. A comparison of The Netherlands, Germany, France, UK and Belgium- *Joost Tennekes, Niels Sorel, Fred Hobma*

13:00-14:00 Lunch Break

Friday, 27 February 2015

14:00-15:30 Parallel sessions

Room Γ5 **Planning methods**

Moderator: Pantoleon Skayannis

The connection between of a new composite accessibility measure and the individual activity space in the urban area- *Fotini Moustou, Yorgos Photis, Vasilis Vasiloglou*

Comparing spatial metrics across European cities- *Poulicos Prastacos, Apostolos Lagarias*

Measuring the Law. A case study on measuring the gap between Planning Law Objectives and Spatial Reality at the example of the 164 Aldi Stores in Switzerland- *Andreas Hengstermann, Reto Spielhofer*

Planning reform and housing controls: Surveying local instruments in Australia 2007-2014- *Nicole Gurran*

Room B12 **Governance, public participation and planning law**

Moderator: Konstantinos Lalenis

Three options for dealing with corruption in the planning field- *Francesco Chiodelli, Stefano Moroni*

Wakfs in Greece: complexities and disputes regarding a legal, political, and architectural heritage issue- *Konstantinos Lalenis*

LULUs (Locally Unwanted Land Uses) and NIMBY (Not In My Backyard) issues: property, residence and public participation- *Myrto Galani, Konstantinos Lalenis*

Understanding the interaction between theory, legislation and practical implementation of "municipal planning" in local government in South Africa - *Nicolene Le Roux*

Friday, 27 February 2015

Room A2

Environmental planning and sustainable development

Moderator: Thomas Hartmann

Indicators for planning sustainable development based on road network-*Anastasia G. Stergiadou, Olga Christopoulou*

Preserving Endangered Species through Property Rights Centric Approaches- *Randy T. Simmons, Ryan M. Yonk*

Strategic Environmental Assessment: a useful tool or just an additional procedure in the spatial planning system?- *Dimitra-Vasiliki Angelopoulou, Athena Yiannakou, Pericles Latinopoulos*

Legitimizing differentiated flood protection levels – Consequences of the European Flood Risk Management Plan- *Thomas Hartmann, Tejo Spit*

Room A1

Property rights and the market

Moderator: Leonie Janssen-Jansen

Redefinition of Property Rights by State Courts in the United States-*Peter A. Buchsbaum*

The institutionalization of property, between formal and informal paths. Perceptions, conflicts and aspirations in the case of Himara/ Albania-*Loukas Triantis*

Conflicted property rights: assessing compensation for surface land holders impacted by subsurface coal seam gas exploration and mining rights-*John Sheehan*

Unlocking the lock-in of the Amsterdam space tragedy: Towards a new understanding of property development in oversupply circumstances-*Leonie Janssen-Jansen*

15:30-16:00 Coffee Break

Friday, 27 February 2015

16:00-17:30 Parallel sessions

Room A1 **Intergovernmental/Institutional Issues**

Moderator: Miltos Lakkotrypis

Comparing the existing spatial frameworks in Cyprus Island-*Miltos Lakkotrypis*

Reforming India's Land Acquisition Act-*Jerry Anthony*

Analysis of Legislation and Jurisprudence on Municipal Taxation and Land Use in El Salvador (1993-2013)-*Carlos E. Ferrufino*

Finance of public infrastructure after the economic crisis and the role of indirect instruments of value capturing in the Netherlands- *Erwin v/d Krabben, Demetrio Muñoz Gielen*

Room I5 **Land use and property rights**

Moderator: Noor Rosly Hanif

Ex Factis Jus v. Ex Injuria Jus nor Oritur: The jurisdiction to prescribe property rights and the problematic of Disputed Territorial Situations ("DTSS")- *Dimitrios A. Kourtis*

Myths of Tenure Security and Titling? Institutional Change in China's Land and Housing-*Peter Ho*

Regional land policy: between local specificity and state generality-*Elena V. Korotkova*

Development exclusion of the Malay Reserve Land in Kuala Lumpur Malaysia- *Noor Rosly Hanif, Wan Nor Azriyati Wan Abd Aziz*

Friday, 27 February 2015

Room A2 **Land Use Planning and development**
Moderator: Greg Lloyd

Bottom-Upped Regeneration in Urban Periphery: the Transformation of Songzhuan- *Qiming Ye, Yu Jing*

Spatial Planning and Land Use in Serbia-*Sofija Nikolic*

Land ownership as an (in)surmountable obstacle for the implementation of detailed plans: Challenges for the Portuguese planning framework- *Marco Rodrigues, Beatriz Condessa, Ana Morais de Sá*

From Business Improvement to Park Improvement Districts: implications of the realignment of property rights- *Greg Lloyd, Leonie Janssen-Jansen, Deborah Peel*

17:30 **PLPR ExCo Meeting**

Saturday, 28 February 2015

09:30 [Conference Tour](#)



Special topic:

Legal-institutional aspects in improving coastline management

Papers related to this Special Topic

The High Hopes of ICZM in the Face of Legal-Institutional Implementation Gaps: Comparative Analysis of Mediterranean Countries - *Dafna Carmon, Rachelle Alterman, Cygal Pellach*

Implementation gaps in the city-port interface - *Na'ama Teschner, Rachelle Alterman*

Disaster reduction and climate change for coastal cities: adapting planning laws for environmental challenges - *Safira De La Sala*

Criteria for evaluating the enforcement systems of planning and building regulation: the case of coastal zones - *Amit Ofek, Rachelle Alterman*

In cooperation with



Bridging the Legal-Institutional Gap in Mediterranean Coastline Management



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