PLPR 2014 CONFERENCE
THE PROGRAM FOLLOWS

PLEASE CONSIDER THE ENVIRONMENT AND DO NOT PRINT THIS FILE
PARTICIPANTS WILL RECEIVE A PRINTED COPY ON REGISTRATION
PLPR 2014 Conference

VENUE:

Faculty of Architecture and Town Planning,
Segue Building

Off Main Promenade, opposite Computer Science building
See full Technion map on back inside cover - ref. E3

Cover Photo: Haifa Downtown and Bahai World Center. Credit: Danny Lyulyev via Wikimedia Commons
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CONTACT PHONE NUMBERS

>> Local Organizing Committee Contacts:
   • Jesse Fox: (available in printed program)
   • Cygal Pellach: (available in printed program)
   • Dorit Garfunkel: (available in printed program)
   • Dafna Camon: (available in printed program)

>> Haifa cab companies:
   • Neve Sha’anan (Technion area) – 04-8222222
   • City Cabs – 04-8513232
   • Alex Taxi – 072-3257866
   • Horev Center – 04-8888888

>> Shared taxis (to airport):
   • Amal Taxis – 04-8662324

OTHER INFORMATION

>> Wireless Internet:
   • Dan hotels: included in your booking – enquire at the check-in desk
   • Technion: TechPublic Network, no password

>> Buses will leave the Dan hotels for the Technion at 8:15am on Wednesday 12th, Thursday 13th and Friday 14th February. Please do not be late.

>> We ask that presenters arrive 10 minutes early to their allotted session in order to give their memory (USB) stick to the technical staff.

>> Please let staff at the desk at the Technion know if you require assistance with transportation during or after the conference. We will have sign-up sheets for shared cabs to Tel Aviv and Jerusalem on Friday afternoon/evening, as well as for those seeking to tour in groups after the conference.

TUESDAY 11th FEBRUARY – EVENING INFORMAL GATHERING

For those who would like, members of the local host team will be available to take you out to cafes and restaurants in the neighborhood of the Dan hotels (self-pay). More information will be available from the student representatives in the lobbies of each of the Dan hotels.
Dear PLPR-2014 Conference Participants,

Welcome to the Technion – Israel’s oldest university (1924). Welcome to the City of Haifa.

As the Founding President of the International Association on Planning, Law and Property Rights, I am especially happy to be hosting the Association’s annual conference in my home country, for the first time. The previous seven conferences were wonderfully hosted by our colleagues in Amsterdam, Warsaw, Aalborg, Dortmund, Edmonton, Belfast, and Portland Oregon.

This year’s PLPR 2014 annual conference has drawn academics and graduate students from six continents. We are pleased to welcome many new faces to the Association and we hope that the exchanges engendered through the conference will be beneficial to our collective research efforts.

According to PLPR’s raison d’être, all accepted abstracts address some aspects of the multi-faceted linkages between urban planning, land-use law, property and housing rights. Based on the participants’ own topics of research, and without any controls “from above”, the range and quality of the paper topics are clear indicators of PLPR’s vitality: our Association generates interdisciplinary knowledge relevant to addressing the growing global challenges encountered in the ongoing attempts to find the balances between public and private interests in the use of land.

In addition to its academic content, the conference program this year offers special opportunities for participants to experience Israel from one of the best perspectives conceivable – a planning-and-law perspective. Israel’s small area and high growth present special challenges for spatial planners, even before one adds the geopolitical constraints and controversies. The in-depth pre-conference workshops are intended to discuss a number of key issues faced by Israeli local and national decision makers and social or environmental activists. Several municipalities and NGOs have invested efforts to plan exciting workshops.

We hope that you will find the PLPR 2014 Conference and the variety of additional activities we planned for you – all related to planning issues in Israel - to be enriching and fulfilling; so much so that you will return, both to PLPR and to Israel, when you next have the opportunity.

I hope you will enjoy the conference.

Professor Rachelle Alterman
Founding President and Honorary Fellow of PLPR
The David Azrieli Chair in Architecture/Town Planning, Technion – Israel Institute of Technology
Dear participants of the 8th PLPR annual conference,

On behalf of the Executive Committee of the International Academic Association on Planning, Law, and Property Rights, I welcome you to Haifa. Fennie van Straalen and Thomas Hartmann join me in wishing you a wonderful conference experience and productive meetings with many old and new friends!

Visiting the Technion in Haifa as the venue of the 8th PLPR annual conference is a bit of a home-coming for our association. As PLPR’s founding president and first honorary member, Professor Rachelle Alterman has done more for promoting the academic exchange on planning, law, and property than any other member of our growing community. It is a great pleasure for everyone of us, finally to visit Rachelle’s home turf. And the next days even hold more pleasures in store: Rachelle and her dedicated team have prepared a stimulating conference program with pre-conference workshops, exciting sessions, brilliant keynotes, and many opportunities for social contacts.

Planning matters. Law matters. Property rights matter. Over the course of the conference, you will experience the many variations of truth in this (unofficial) motto of PLPR. Every participant, whose abstract has been accepted in a double-blind peer review, will contribute her or his ideas to a continuously growing discourse. One aspect of this discourse are the two comments almost all participants have received from their reviewers. Discussions during sessions or coffee-breaks or conversations at the receptions and conference dinner, however, also belong to the PLPR discourse.

Fennie, Thomas, and I wish you a great time and many insights!

Best wishes,

Ben
LOCAL ORGANIZING COMMITTEE

Web: http://plpr2014.technion.ac.il  Email: Plpr2014@technion.ac.il

Chair: Professor Rachelle Alterman
Founding President– PLPR; and the Association’s Honorary Fellow

Conference Organization: Cygal Pellach and Jesse Fox

Local Organizing Committee Members:
Dr. Nir Mualam, lawyer and planner
Dr. Dafna Carmon, lawyer and planner
Mr. Micha Drori, senior lawyer; Ph.D. candidate, Urban and Regional Planning, Technion
Ms. Nira Orni, architect and urban planner; about to finish her Ph.D. in URP, Technion
Ms. Michelle Oren, Ph.D. candidate, URP, Technion
Mr. Ronen Bar-Lev, Lawyer; Master in Real Estate, (MRE) Technion.
Ms. Dorit Garfunkel, lawyer; Master’s Student, URP, Technion
Ms. Cygal Pellach, urban planner; Master’s Student, URP, Technion

The Committee is thankful for the cooperation and support of:
The Mayor, Deputy Mayor and staff of the City of Haifa
The Bahai World Center, Haifa. http://www.bahai.org/dir/bwc
The staff of the City of Tel Aviv-Jaffa
The Mayor and staff of the City of Rishon LeZion. http://www.rishonlezion.muni.il/eng
The NGO Shehenim (Neighbors) – http://neighbors.org.il -
The Mayor, Deputy Mayors and staff of the Regional Council of Misgav. http://www.misgav.org.il/
The Mayor and staff of Sakhnin http://www.sakhnin.muni.il/ASPX/Home.aspx
Residents and staff of Kibbutz Maagan Michael http://en.wikipedia.org/wiki/Ma'agan_Michael
The City of Beit Shemesh – Ms. Yael Hyman and Mr. Benjamin Nathan

And of course, Technion departments:
− Faculty of Architecture and Town Planning
− Center for Urban and Regional Studies
− Department of Continuing Education Unit (home of the MRE Program)
  > Special thanks to Ella Blinderman at that unit
PLENARY SPEAKERS

Professor Hanoch Dagan

Stewart and Judy Colton Professor of Legal Theory and Innovation
Tel-Aviv University, Faculty of Law

Plenary Session: Wednesday 12th February, 9:00am

Prof. Hanoch Dagan is a former Dean of the Tel-Aviv University Faculty of Law (2006-2011), and the founding director of the Zvi Meitar Center for Advanced Legal Studies (2007-2011). He is also a Senior Fellow at the Israel Democracy Institute and a member of the American Law Institute and of the International Academy of Comparative Law. Prior to becoming Dean he was the Director of the Cegla Center for Interdisciplinary Research of the Law and the Editor in Chief of Theoretical Inquiries in Law. Prof. Dagan has published widely in leading legal journals and has written six books – *Unjust Enrichment: A Study of Private Law and Public Values* (Cambridge University Press, 1997), *The Law and Ethics of Restitution* (Cambridge University Press, 2004), *Property at a Crossroads* (Ramat, 2005) (in Hebrew), *Property: Values and Institutions* (Oxford University Press, 2011), *Properties of Property* (with Gregory S. Alexander; Aspen, 2012), and *Reconstructing American Legal Realism & Rethinking Private Law Theory* (Oxford University Press, forthcoming 2013). Prof. Dagan has served as a visiting professor at many law schools, including Yale, Columbia, Michigan, Cornell, and Toronto.

The Honourable Justice (ret.) Dalia Dorner

Israel Supreme Court

Plenary Session: Thursday 13th February, 2:00pm

Retired Supreme Court Justice Dalia Dorner was born in 1934 in Turkey and immigrated to Israel in 1944. She studied Law at the Hebrew University of Jerusalem, and was graduated with a Masters in Jurisprudence in 1958. She then enlisted in the IDF, where she served in a number of judicial capacities, including as a Judge on the IDF Court of Appeals, and attained the rank of Colonel. Between 1979 and 1994, Justice Dorner served as a District Court Judge first of Be’er Sheva and then of Jerusalem. In 1994, she was appointed to the Israeli Supreme Court, where she served until her retirement in 2004. Justice Dorner has been an M.A. and Ph.D. Advisor at Haifa University and a Visiting Lecturer at the Hebrew University of Jerusalem. She is the current President of the Israeli Press Council. Justice Dorner has published extensively on the subject of pretrial detention, on affirmative action and women's equality, on proportionality, on the constitutional protection of human dignity, on medical ethics, and on child and parental rights. Justice Dorner is an honorary member of the American Law Institute and a member of the International Advisory Council of the Israel Democracy Institute. She holds a Doctorate (Honoris Causa) from the Weizmann Institute of Science and from the Ben-Gurion University of the Negev.
Professor Jerold S. Kayden  
Frank Backus Williams Professor of Urban Planning and Design  
Harvard University Graduate School of Design  

Plenary Session: Thursday 13th February, 9:00am  

Jerold S. Kayden, an urban planner and lawyer, is the Frank Backus Williams Professor of Urban Planning and Design at the Harvard Graduate School of Design, where he previously served as co-chair of the Department of Urban Planning and Design. His teaching and scholarship address issues of land use and environmental law, public and private real estate development, the role of public space in cities, and the relationship between climate change and land development. His books include Privately Owned Public Space: The New York City Experience, Landmark Justice: The Influence of William J. Brennan on America's Communities, and Zoning and the American Dream: Promises Still to Keep. Since 1991, he has served as principal constitutional counsel to the National Trust for Historic Preservation. He has worked internationally on land reform and development in Ukraine, Armenia, Russia, China, Nepal, and Thailand, for the World Bank, the United Nations Development Programme, and USAID, among other countries and donor organizations. His academic honors include a Guggenheim Fellowship.

Professor Chris Webster  
Dean, Hong Kong University Faculty of Architecture

Plenary Session: Thursday 13th February, 9:00am   

Prof. Chris Webster has degrees in urban planning, computer science, economics and economic geography and is a leading urban theorist and spatial economic modeller. Chris has published over 150 scholarly papers on the idea of spontaneous urban order and received over US$20M grants for research and teaching and learning projects. Chris was co-editor of Environment and Planning B for ten years. Books include Webster and Lai (2003) Property Rights, Planning and Markets, Cheltenham, Edward Elgar; Glasze, Webster and Frantz, (2006) Private Cities, London, Routledge; Wu, Webster, He and Liu, (2010) Urban Poverty in China, Cheltenham: Edward Elgar; and Wu and Webster (Editors) Marginalisation in Urban China. London: Palgrave McMillan; and Sarkar, Webster and Gallacher (March 2014) Healthy Cities: Public Health Through Urban Planning. Cheltenham: Edward Elgar. Professor Webster has five prize-winning academic papers on urban theory. His present professional mission is to change the way cities are planned in China and his current research agenda is to establish systematic evidence for the relationship between urban configuration (planned and spontaneous) and individual health.
WEDNESDAY 12th FEBRUARY

9:00am  Official Welcome / Plenary Session
Benjamin Hall

Professor Rachelle Alterman – Chair of Local Host Team, Faculty of Architecture and Town Planning, Technion (Founding President, PLPR)
Professor (visiting) Shamay Assif, Head, Center for Urban and Regional Studies
Professor Yoram Halevi – Dean, Department of Continuing Education, Technion
Professor Benjamin Davy – President, PLPR, Dortmund University

Session Chair: Justice Dr. Russell Brown

Keynote Speaker: Professor Hanoch Dagan
Stewart and Judy Colton Professor of Legal Theory and Innovation
Tel-Aviv University, Faculty of Law
— "Expropriatory Compensation, Distributive Justice, and The Rule of Law"

10:30am  Coffee Break

11:00am  Parallel Sessions:

1. Coastline Management 1 – The Mare Nostrum Project: Mediterranean Countries

Mare Nostrum Project: Bridging the Legal-Institutional Gap in Coastline Management Along the Mediterranean –

– Introduction and overview: Rachelle Alterman, Technion
– Project’s progress: Rachel Adam, Technion

Coastal Planning and Land Management: The Case of Israel – Inbal Koren-Reisner, Society for the Protection of Nature in Israel (SPNI)

Integrated Coastal Zone Management in Greece: the legislative framework and its influence on policy making and implementation – Konstantinos Lalenis, University of Thessaly

Sessions with this symbol are organized by MARE NOSTRUM, a project funded by the European Union under the ENPI CBC Mediterranean Sea Basin Programme 2007-2013. This multilateral Cross-Border Cooperation initiative is part of the European Neighbourhood and Partnership Instrument (ENPI). The ENPI objective is to promote the sustainable and harmonious cooperation process at the Mediterranean Basin level by dealing with the common challenges and enhancing its endogenous potential.

For more information:
http://marenostrumproject.eu
http://www.enpicbcmed.eu/
### 2. Human Rights, Property and Law

**Chair/ Discussant** – Ben Davy

**Cores and Floors: Human Dignity and Private Property** – Ben Davy, *School of Spatial Planning, TU Dortmund*

**De-Commodification as a Challenge for Spatial Planners** – Michael Kolocek, *School of Spatial Planning, TU Dortmund*

**Social Justice, Real Prospects and State Action in Rural South Africa: An Exploratory Engagement in the Phokwane and Kheis Local Municipalities in the Northern Cape Province** – Mark Oranje, *University of Pretoria*


### 3. Planning Law Reforms

**Chair/ Discussant** – Willem Korthals Altes

**Planning and Regulation: Debates about an Integrated Environment and Planning Act** – Willem K. Korthals Altes, *TU Delft*

**Reform in the Israel Planning and Building Law: Motives, Triggers, Targets and Solutions** – Osnat Rosen-Kremer, *Planning Administration, Ministry of Interior, Israel*

**Revising the Planning Law in Estonia** – Mart Hiob, *Tallinn University of Technology Tartu College & Pille Metspalu, University of Tartu*

**From Spatial Planning towards Land Policy? An Appraisal of the Evolution of Swiss Spatial Planning Regulations** – Jean-David Gerber & Andreas Hengstermann, *University of Bern*

### 4. Urban Management and Development

**Chair/ Discussant** – Edward Sullivan

**Urban Growth Management in the Portland, Oregon Region – A Forty Year Experiment** – Edward Sullivan, *Portland State University*

**Planning Technical Urban Infrastructures – A Blind Spot on the Legislator’s Map of the Town** – Martin Wickel, *HafenCity University Hamburg*

**Deconstructing a Planning Regime: A Property Rights Critique of the NSW Approach** – John Sheehan, *University of Technology, Sydney*

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**12:45pm**  Lunch

**1:45pm**  Parallel Sessions:
### 1. Environmental Resources and Sustainability

**Chair/ Discussant** – David Percy

- **Innovating Spatial Development Planning by Differentiating Land Ownership and Governance. The Indigo Research Proposal** – Pieter Van den Broeck, Annette Kuhk & Frank Moulaert, *KU Leuven*
- **Planning Regimes and Resource Rights** – David R Percy, *University of Alberta*
- **How the South African Courts’ Concept of Property Rights Stands in the Way of Sustainable Development** – Wilhelmina Jacoba (Elmien) du Plessis, *University of the North West, South Africa*
- **The Israel Gazelle Petition: Using Planning Law to Protect Endangered Species** – Rachel Adam, *Technion*

### 2. Affordable and Multi-Unit Housing

**Chair/ Discussant** – Rebecca Leshinsky

- **Bare Land Condominium** – Douglas Harris & Guy Patterson, *University of British Columbia*
- **Can Centralization, Decentralization, and Welfare Go Together? The Case of Massachusetts's Affordable Housing Policy** – Ravit Hananel, *Tel-Aviv University*
- **Dispute Resolution Approaches and Community Relations in Condo-ism: Why Don't We Agonize over Condominium Disputes?** – Rebecca Leshinsky, *Australia Catholic University*
- **Multi Owned High-Rise Housing: New Challenges for Property Law** – Dorit Garfunkel & Rachelle Alterman, *Technion*

### 3. Planning Agreements, Exactions and the Law

**Chair/ Discussant** – Alan Weinstein

- **The Emergence of Planning Contracts in Switzerland** – Nathalie Adank, *University of Fribourg*
- **How I Stopped Worrying and Learned to Love the Koontz Ruling** – Alan Weinstein, *Cleveland State University*
- **Regulating Private Planning Initiatives: Assessing the Public's Performance** – Nurit Alfasi, *Ben Gurion University of the Negev*
- **Planning Agreements: A Cross-National Study and Evaluation** – Hava Erlich & Rachelle Alterman, *Technion*
<table>
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<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>Wed 1:45pm</td>
<td>4. Theory: Planning, Law &amp; Property Rights</td>
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<tr>
<td>Room: 404</td>
<td>Chair/ Discussant – Richard Norton</td>
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<td>The Promises and Pitfalls of Legal Contextualization – Willem Salet &amp; Jochem De Vries, <em>University of Amsterdam</em></td>
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<td>What Moves a Judge to Declare a Local Land Use Action Arbitrary? – Peter Buchsbaum, <em>New Jersey Judiciary (retired)</em></td>
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<td>Bribery in the Planning Domain: Towards an Effective Planning Theory – Francesco Chiodelli, <em>Gran Sasso Science Institute</em> &amp; Stefano Moroni, <em>Politecnico di Milano</em></td>
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<tr>
<td>3:30pm</td>
<td>Coffee Break</td>
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<td>4:00pm</td>
<td>An Introduction to Israeli Planning Law and Land Policy from an International Comparative Perspective – Professor Rachelle Alterman, <em>Technion</em>. Q and A.</td>
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<td>5:00pm</td>
<td>PLPR Meeting and Elections (including snacks)</td>
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<td>6:15pm</td>
<td>Buses departing to Haifa City Hall, Hadar</td>
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<tr>
<td>6:45pm</td>
<td>Haifa City Reception/ Haifa Planning Talk (with light food)</td>
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<td>At the historic City Hall in the mid-town Hadar area of the city</td>
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<td>Address by the Deputy Mayor of Haifa, Dr. Suhail Assad and the City Engineer (planner), Ariel Waterman (arch, MURP)</td>
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<td>8:30pm</td>
<td>Free evening or Haifa ethnic restaurants no-host dinner (student-guided) / PhD Students – Group Dinner</td>
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<td>Bus back to hotels (Carmel Center); bus to restaurants downtown, or walk.</td>
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### THURSDAY 13th FEBRUARY

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<tr>
<th>Time</th>
<th>Session/Session</th>
<th>Location</th>
<th>Details</th>
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<tbody>
<tr>
<td>9:00am</td>
<td>Plenary Session</td>
<td>Benjamin Hall</td>
<td>Chair: Dr. Robert Stokes, MP, NSW, Australia</td>
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<td><strong>Keynote Speaker: Professor Chris Webster</strong></td>
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<td>Dean, Hong Kong University Faculty of Architecture</td>
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<td>— “Urbanization and development as the fragmentation of property rights”</td>
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<td><strong>Keynote Speaker: Professor Jerold S. Kayden</strong></td>
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<td>Frank Backus Williams Professor of Urban Planning and Design</td>
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<td>Harvard University Graduate School of Design</td>
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<td>— “Can Planning Law Make Public Space?”</td>
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<td>10:45am</td>
<td>Coffee Break</td>
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<tr>
<td>11:15am</td>
<td>Parallel Sessions:</td>
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<td></td>
<td>1. Coastline Management 2 – EU and Australia</td>
<td>Faculty Council</td>
<td>Chair/ Discussant – Helle Tegner Anker</td>
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<td>Legal Resilience and the Concept of &quot;Good Faith&quot; in Making Coastal Planning Decisions in Australia – Robert Stokes, Macquarie University, Sydney, Australia</td>
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<td>Integrated Coastal Zone Management and Regulation – EU and Danish Perspectives – Helle Tegner Anker, University of Copenhagen</td>
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<td>Coastal Preservation in the Netherlands – Hendrik van Sandick, Ministry of Infrastructure and the Environment, Netherlands</td>
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<td>The New Seashore Spanish Regulation and its Urban and Property Rights Effects – Marta Lora-Tamayo, Universidad Nacional de Educación a Distancia, Spain</td>
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<td>2. Real Property Rights</td>
<td>Room: 404</td>
<td>Chair – Jackline Kabahinda   Discussant – Douglas Harris (UBC)</td>
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<td>Heirs Property - Issues and Solutions Across the World – Jesse Richardson, West Virginia University College of Law</td>
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<td>Developments in 3D Horizontal Land Subdivision in Israel: Legal and Urban Planning Aspects – Haim Sandberg, College of Management, Stricks Law School</td>
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<td>Conditional Property Rights in Planning – Reflections on Time and Scale of Property – Thomas Hartmann, Utrecht University &amp; John Sheehan, University of Technology, Sydney</td>
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<td>Women’s Land Rights as a Land Policy Goal – Jackline Kabahinda, Technical University, Dortmund</td>
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### 3. Land Administration and Building Regulations

**Chair/ Discussant** – Terence Centner

- **Legal Refinement of the LADM Standard: More Classes or Extended Code Lists with Better Defined Types of Right, Restrictions and Responsibilities?** – Christiaan Lemmen, Kadaster (NL), Peter van Oosterom, Hendrik Ploeger, TU Delft, Jesper Paasch, Lantmäteriet (SE), Jenny Paulsson, KTH & Jaap Zevenbergen, UT/ITC

- **Construction Regulation: Promoting Public Interests vs. Restricting Personal Freedom** – David Pilzer and Fadi Rashed, Ministry of the Interior, Israel

- **Incorporation of Best Management Practices into Hydraulic Fracturing Regulations** – Terence Centner & Nicholas Eberhart, University of Georgia

- **Regulation of Building CCS Pipelines and “Public Interest” in the Finnish Land Planning Legislation** – Inga-Liisa Paavola, University of Helsinki

### 4. Social Justice and Land Use Regulation

**Chair/ Discussant** – Randy Simmons

- **Public Choice and the Public Trust** – Ryan Yonk, Southern Utah University & Randy Simmons, Utah State University

- **Justifying Planning Decisions: Institutional Response to Planning Objections in Israel** – Talia Margalit & Adriana Kemp, Tel Aviv University

- **Let's Exclude Exclusionary Zoning - The Inevitable Combination of Courts, Government and the Public** – Iris Frankel-Cohen & Rachelle Alterman, Technion

### 5. Governance and Planning Law

**Chair/ Discussant** – Philip Booth

- **Multi-Level Governance and the Contextualisation of Legal and Policy Norms: Amsterdam IJburg and Haarlemmermeer Westflank, the Netherlands** – Sebastian Dembski, University of Amsterdam, Erik Louw & Bas Waterhout, Delft University of Technology

- **English Local Government as a Common Law Institution: Some Consequences for Planning** – Philip Booth, University of Sheffield

- **Governance and Environmental Law: It Takes Two to Tango** – Jochem De Vries, University of Amsterdam & Wil Zonneveld, Delft University of Technology

- **Rationalising Different Authorisations for Development - Lessons for South Africa?** – Jeannie Van Wyk, University of South Africa
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<tr>
<td>1:00pm</td>
<td>Lunch</td>
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<td>2:00pm</td>
<td><strong>Special Plenary Session: Judicial Perspectives</strong></td>
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<td></td>
<td>Benjamin Hall</td>
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<td></td>
<td>Welcome: Professor Peretz Lavie – Technion President</td>
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<td>Prof. Yehuda Kalay Dean, Faculty of Architecture and Town Planning</td>
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<td><strong>Keynote Speaker: The Honorable Justice (ret.) Dalia Dorner</strong></td>
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<td>The Israel Supreme Court</td>
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<td>Discussion about implications for planning:</td>
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<td>Opened by <strong>panel of overseas judges attending PLPR 2014:</strong></td>
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<td>Justice Russel Brown, Judge Miroslaw Gdesz, Judge (ret.) Peter Buchsbaum</td>
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<td>4:00pm</td>
<td>Coffee Break</td>
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<td>4:30pm</td>
<td>Parallel Sessions:</td>
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**Thurs 4:30pm**

**Room: 403**

1. **Climate Change and Land Use Regulation**

**Chair/ Discussant** – Dietwald Gruehn

**Implications of the New Climate Protection Law in North Rhine-Westphalia, Germany** – Dietwald Gruehn, *Dortmund University of Technology, School of Spatial Planning*

**The Role of Land Use in Adapting for Climate Change in the City Of Sao Paulo, Brazil: Creation of Risk Scenarios and Perspectives** – Safira De La Sala & Eliane Guaraldo, *Institute for Technological Research of the State of Sao Paulo*


**Implementing the European Flood Risk Management Plan** – Thomas Hartmann, *Utrecht University*
### 2. The Bedouins in Israel: Contested Land

**Chair/ Discussant** – Robert Stokes *(Macquarie University, Australia)*


Planning with Gray Margins: Road 31 and the Israeli Bedouin in the Negev – Avinoam Meir, Batya Roded & Arnon Ben Israel, *Ben Gurion University of the Negev*


The Line between Sovereignty and Private Ownership: Israel and the Bedouins’ Customary Law – Haim Sandberg, *College of Management, Stricks Law School*

### 3. Renewal, Regeneration and Land Readjustment

**Chair/ Discussant** – Erwin Van der Krabben

Does Urban Regeneration Benefit Everyone? The Living Quality Impacts and Potential Property Right Violation of the Urban Renewal Project Areas in Taiwan – Stessa T.Y. Chao, *National Cheng-Kung University, Taiwan*

Private-Private Cooperation in Urban Regeneration Projects – Erwin Van der Krabben, *Radboud University, IMR*, Arjan Bregman, *University of Amsterdam, ASRE* & Herman De Wolff, *Delft University of Technology*

Flexibility versus Legal Certainty in Land Use Planning: The Case of Urban Development Projects in Amsterdam North and Utrecht Central – Anoeska Buijze, *Utrecht Centre for Water, Oceans and Sustainability Law, Utrecht University* & Sebastian Dembski, *University of Amsterdam*

A Solution without a Problem?: New Regulation on Land Readjustment in the Netherlands – Hendrik van Sandick, *Ministry of Infrastructure and the Environment, Netherlands*
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<tr>
<th>Time</th>
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<tr>
<td>Thurs</td>
<td>4:30pm</td>
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<td>Room:</td>
<td>Faculty Council</td>
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<td>4. Regulatory “Takings” and Compensation Rights</td>
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<td>Chair/ Discussant – Dwight Merriam</td>
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<td>Propety Rights and the Judicial Role – Russell Brown, Court of Queen’s Bench of Alberta</td>
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<td>Defensible Development Exactions – Dwight Merriam, Robinson &amp; Cole LLP; University of Connecticut School of Law; Quinnipiac University School of Law; Vermont Law School</td>
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<td>Legal Issues of “De Facto Expropriation” And “Indirect Takings” In Turkish Planning Law – Cenk Sahin, Istanbul University Law School</td>
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<td>Recent Changes in Land Acquisition Legislation in India: A Paradigm Shift or Old Wine in a New Bottle? – Jerry Anthony, University of Iowa</td>
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<td>6:15pm</td>
<td>Coffee Break</td>
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<tr>
<td>6:30pm</td>
<td>Buses to very special dinner venue (approx. 30 minutes’ ride)</td>
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<td>Dinner (informal dress). Includes tour and planning content.</td>
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<td>PLPR Flag Transfer Ceremony</td>
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<td>10:00pm</td>
<td>Buses back to hotels (approx. 30 minutes’ ride)</td>
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<tr>
<td>10:30pm</td>
<td>Buses back to hotels (approx. 30 minutes’ ride)</td>
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Source: Wikimedia Commons User: Lior Golgher • ליאור גולגר
## FRIDAY 14th FEBRUARY

### 9:00am  Parallel Sessions:

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<th>Room: Faculty Council</th>
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<td>Fri 9:00am</td>
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#### 1. Coastline Management 3 – Comparing the US and Australia

**Chair/ Discussant** – Dan Tarlock

- The Moral Hazard Problem of Development in Vulnerable Coastal and Flood Plain Areas – Debbie Chizewer & Dan Tarlock, *Chicago-Kent College of Law*
- Coastal Planning: Lessons from the United States – Jesse Richardson, *West Virginia University College of Law*
- Coastal Management and Planning under Australian Federalism: Local Pressures and Innovation – Nicole Gurran, *University of Sydney*
- Coastal Planning and Management by Local Government in NSW, Australia – Andrew Kelly, *University of Wollongong*

#### 2. Public Land Ownership versus Privatization

**Chair/ Discussant** – Dominique Fischer

- Privatization of Housing and Residential Land in Russian Cities: Legislation and Transaction Costs – Elena Korotkova, *Massachusetts Institute of Technology*
- 49, 99 or 999 Years and the Illusion of Freehold Tenure – Dominique Fischer, *University of the South Pacific*

#### 3. Housing Rights

**Chair/ Discussant** – Padraic Kenna

- Housing Rights Development in EU Law – Dr. Padraic Kenna, *Law School NUI Galway*
- Regeneration or Gentrification? Property Rights and Housing Rights Aspects of Turkish Urban Renewal Law – H. Burak Gemalmaz, *Istanbul University*
- Housing Rights: Closing the Gaps, Creating a Narrative – Julian Sidoli del Ceno, *Birmingham City University*
- Towards a Global Standardization of Housing Rights – Michelle Oren & Rachelle Alterman, *Technion*
## 4. Heritage and Culture

**Chair/ Discussant** – Eran Kaplinsky

**The Impact of Culture on Regulation and Urban Changes the Case of Tel-Aviv’s City Center** – Jeremie Hoffmann, Sorbonne-Paris1 INHA institute / Tel Aviv university + Tel Aviv Municipality

**Historic Preservation, Economic Incentives, and Politics – The Israeli Prism** – Nir Mualam, Technion

**Conflicts over Preservation of the Built Heritage through the Eyes of the Victorian Civil and Administrative Tribunal** – Cygal Pellach & Rachelle Alterman, Technion

**Local Law and Public Awareness as a Means of Preserving Polish Rural Landscapes in the Sudety Mountains area** – Zbigniew Tyczynski, Wroclaw University of Technology, Poland

### 10:45am  Coffee Break

### 11:15am  Parallel Sessions:

## 1. Public Participation, Awareness and Compliance

**Chair/ Discussant** – Dawn Jourdan

**Housing with ‘Small’ Property Rights in China** – Li Sun, Delft University of Technology

**You Don't Know What You Got 'Til It's Gone: A Communications Strategy for Explaining Property Rights to the Public** – Eran Kaplinsky, University of Alberta

**Communities’ Rights to Initiate a Plan: Israel and the UK** – Dafna Carmon, Technion

**Dark Side of Planning with Youth: An Exploration of the Potential for Cooptation When Planning for Climate Change with Young People** – Dawn Jourdan, University of Oklahoma & Eric Strauss, Michigan State University
## 2. Expropriation and Illegal Development

**Chair/ Discussant** – Sony Pellissery

- **Efficiency-Equity Trade-off in the Acquisition of Agrarian Farms for Industry: The Case of Indian Land Acquisition Act** – Sony Pellissery, *National Law School of India University*

- **The Road from Planning to Expropriation: A Cross-National Analysis of Australia and Israel** – Nira Orni and Rachelle Alterman, *Technion*

- **Illegal Building Policies in Mediterranean Countries: A Comparative Analysis of Greece, Israel and Spain** – Ines Calor, *Portugal*

- **Legal Regulation of Unauthorized Construction in the United States and in the Russian Federation: a Comparative Analysis** – Anastasia Petukhova, *University of Connecticut School of Law*

## 3. Market, Regulation and Property Rights

**Chair/ Discussant** – Nicole Gurran

- **Careful What you Measure: Comparing Relationships between Planning and the Housing Market in Australia and the United Kingdom** – Nicole Gurran, *University of Sydney*

- **Development Rights Supply as the Commons: An Experimental Study** – Ary Samsura & Erwin van der Krabben, *Radboud University Nijmegen*

- **Planning Law vs. Property Rights in Greece: An Ongoing Conflict** – Konstantina Stamatiou & Constantin Tsantzaslos, *National and Kapodistrian University of Athens*

- **A Property Rights Approach to Parking Supply** – Karel Martens & Ary Samsura, *Radboud University Nijmegen*

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**1:00pm**  
Bus to Bahai World Center, Haifa

**1:30pm**  
Concluding Plenary and lunch at the Bahai World Center  
Lecture and tour “The Bahai World Center and its Contribution to Haifa Planning”

**3:30pm**  
OFFICIAL CONFERENCE CONCLUSION and THANKS. Chair: Ben Davy

**3:45pm**  
Planning Tour of Haifa and Region. Option to leave tour before dinner.

**6:00pm**  
Ethnic-food dinner in Druze Village, with Druze representatives (self-pay)

**7:30pm**  
Bus back to hotels (or stay on and take shared cabs)
Pre and Post-Conference Events
Tel Aviv’s ‘White City’: Historic Preservation in a Dynamic Metropolis

Workshop Coordinator: Dr. Nir Mualam, attorney and planner

Hosted by: The Planning Department of Tel Aviv-Jaffa Municipality

The city of Tel Aviv, Israel’s cultural and financial capital, has won recognition as a UNESCO world heritage site for having the world’s largest concentration of buildings (4,000) built in the modern, or Bauhaus, style in the 1930s. This occurred due to Tel Aviv’s unique history as a new city founded alongside ancient Jaffa and planned by Sir Patrick Geddes, the Scottish biologist and town planner, in the 1920s. In the 1930s, when the city was experiencing a building boom, scores of Jewish architects were forced to flee from Nazi Germany. They brought with them the philosophy of the Bauhaus School (which the Nazis had closed down) and, in Tel Aviv, they found the ideal tabula rasa for their design dreams.

The challenge of imposing historic preservation on large districts in the core of a highly dynamic city has required a lot of audacity and imagination on the part of the city’s planning and legal professionals. These are especially tough in Israel because Israeli law offers extensive compensation rights for “regulatory takings” – a financial burden that no city could carry. Tel Aviv thus presents a unique case study in which a home-grown version of transfer of development rights, special funding mechanisms and incentive-based outline plans have played a key role in enabling the maintenance, conservation and adaptive re-use of existing historic properties.

The ancient city of Jaffa, part of the Tel Aviv-Jaffa municipality, presents a very different set of conflicts between historic preservation and development. Because Jaffa is a mixed Arab-Jewish city, the gentrification processes resulting from historic preservation have run into pre-existing inter-ethnic and geopolitical conflicts. The workshop will compare differences in preservation-related issues between the ancient Jaffa and more modern Tel Aviv.

The excursion and workshop will be hosted by professionals from Tel Aviv’s Planning Department and its Historic Preservation Team, as well as by NGO representatives. In a two-way exchange, participants will learn about the dilemmas of historic preservation as well as the types of instruments developed. The City’s professionals will be eager to learn from the knowledge and experiences of PLPR participants and to hear their critique of Tel Aviv’s practices.

Additional persons to address or guide the workshop:

- Ms. Orly Erel: Urban Planner, Head of the Planning Department in Tel Aviv
- Mr. Jeremie Hoffman: Architect, Head of the Preservation Team, Planning Dept.
- Ms. Irit Sayag: Architect, Head of Jaffa’s Planning Team
- Ms. Orit Ben-Assa: Architect, Team Member, Jaffa’s Planning Team
- Mr. Hillel Helman: Architect and Urban Planner, Team Member, Jaffa’s Planning Team
- Ms. Shira Binyamini and Ms. Ruth Arbel: Urban Planners, Implementation Unit
- Ms. Zofia Santo: Architect and Urban Planner
National Land Ownership and Israel’s “Reverse” Housing Crisis

Workshop Coordinator: Professor Rachelle Alterman

Hosted by: Rishon Le Zion Municipality – Mayor and staff

A little-known aspect of Israel is that it is the only OECD country where most of the land is nationally owned and used not only for distinct public uses for all development purposes (see Alterman, 2007). This makes Israel a globally relevant laboratory for the relationship between land ownership and housing policy. At the same time, Israeli households are suffering from skyrocketing prices of housing (the main reason for the huge “occupy Tel Aviv” protests of 2011).

Our workshop events will be held in a medium-size, typical Israeli city, Rishon LeZion. The city will represent a mosaic of Israel’s Jewish population: working-class and middle-income households alongside new-immigrant Ethiopian and Russian communities. The town is located on the outer fringe of the Tel Aviv metropolitan area along the coastline (thus also depicting key environmental issues).

The city has both private land (developed long ago) and some nationally owned land, some already built up and some currently under development. The city is would be a wonderful “observatory” for viewing the evolution of Israel’s once enviable housing policies for new immigrants and young households. How effective is public land ownership today? and what are its positive, and negative impacts? What solutions would you propose for Israel’s “reverse’ housing crisis of skyscraping prices? Is national land ownership a bridge for social disparities?

The workshop offer site visits in neighborhoods with different ethnic and socio-economic profiles and different types of housing tenure. The day-long workshop will include discussions with community housing activists (part of Israel’s vibrant civil society), professionals and local elected officials, representatives of the Israel Ministry of Construction and Housing, and Israel Lands Authority.

Additional persons to address or guide the workshop:

- Mayor of the City of Rishon LeZion, Mr. Dov Zur
- Ms. Vered Salomon-Mamman, City Architect-planner – workshop facilitation
- Mr. Roy Bar, City Attorney
- Mr. Eli Yahalom, City Engineer
- Kess (priest) Samai Elias and members of the Ethiopian Jewish community
Planning Issues in Israel’s Arab Sector: Conflicts and Coexistence

Workshop Coordinators: Dr. Dafna Ben-Baruch and Dr. Hussein Tarabeih

About 20% of Israel’s population is Arab-Israelis (not to be confused with the situation in the West Bank or Gaza). They are full citizens of Israel, and trends and indicators of equality have been consistently improving over the years. However, the history of conflict over land since the 1948 War of Independence and the backdrop of the Middle-East conflict have left a trail of disparities. These constitute challenges for planners and policymakers today – at both the national and local levels. Haifa and the Galilee region in the north of the country are home to the majority of Israel’s Arab citizens, whilst also being the country’s major “green lung” – all within the context of Israel’s tiny size, high density, and high population growth rate.

This workshop will be co-hosted by an NGO of Jewish and Arab planners, architects, economics and social activists – “Shehenim – Neighbors” – and by the mayor and professionals of the largely-Arab town of Sakhnin nearby. This mixed Jewish-Arab region in the Western Galilee is representative of many similar regions in Israel, with its tiny land area and high density of development. Participants in the workshop will learn firsthand about the dilemmas faced by both Jewish and Arab planners, elected leader and social activists when they try to find acceptable balances between the growing pressures over land, municipal boundaries, and open space in this region. The momentum for peaceful coexistence promoted by “Shehenim – Neighbors” and others in the region has recently delivered several model planning decisions and practices.

The region is close to the ancient city of Acre, a mixed Jewish Arab city on the coast, and if time permits, the tour will include a visit to this stronghold from the Crusader period.

Additional persons to address or guide the workshop:

- Mr. Daniel Kahana, Architect, "Neighbors for Joint Development in the Galilee" (NGO)
- Mayor of Sakhnin, Mr. Mazen Ghanaim
- Mr. Suliman Otman, Sakhnin City Engineer
- Mr. Danny Ivry, Deputy Mayor, Misgav Regional Council
- Mr. Muhamad Abu-Dauf, Deputy Mayor, Misgav Regional Council
The Kibbutz Communal Model and Its Recent Transformations

Workshop Coordinator: Mr. Micha Drori, Kibbutz Movement's Legal Advisor

Israel’s 256 kibbutzim (plural of ‘kibbutz’, housing approx. 2% of the population) are the embodiment of a world-renowned social experiment in communal, egalitarian living. They have created model rural or quasi-rural communities (ranging in size from 200 to 1000 persons) where decision-making is fully participatory, land is nationally owned, local resources are communal, everyone receives the same personal income, the education system is of high quality and totally egalitarian, and public facilities are all shared. With few past precedents to draw on, the pioneering planners of the kibbutz developed a distinctive form of human settlement, where housing is uniform and modest but public space is ample and beautifully landscaped, without any fences or partitions.

However, in recent years, most kibbutzim have had to cope with deep-rooted social change, both inside their communities and in the broader society, as well as some surprising stumbling blocks from Israel’s Supreme Court. Trends of partial privatization and economic transformations are creating an array of new formats of modified communal living. These transformations pose unprecedented challenges to the existing land, housing and community planning systems.

In this workshop, participants will have the opportunity to see first-hand how the kibbutz model has developed and what the kibbutz lifestyle looks like today. We will explore the early days of the movement, visit both quasi-privatized and traditional kibbutzim and meet with kibbutz members. Participants will explore, together with local professionals and decision makers, the tough legal and planning dilemmas that the kibbutz movement is currently facing.

Additional persons to address or guide the workshop:

- Ms. Toby Cohen – Architect and urban Planner, Kibbutz Maagan Michael
- Ms. Hilit Ben-Zvi, Kibbutz Movement Strategic Planning
- Mr. Larry Schwartz, Lawyer, head of Legal & Land Dept., Kibbutz Maagan Michael
SATURDAY 15th FEBRUARY – POST CONFERENCE TOURING

All Day  The Jewish Sabbath takes place from sunset on Friday until sunset on Saturday. Over the Sabbath, public transport is limited and many businesses are closed. Given this limitation, we would like to assist you with planning your activities for the Saturday following the conference (15th February) or beyond.

We recommend that participants form groups based on common interests. We can then assist those groups to organize transport. We may also ask for student volunteers to accompany the different groups.

Groups may be interested in:

- Walking or other tours of Haifa
- A short trip north to explore the ancient city of Akko (Acre) - 30 minutes drive from Haifa
- A trip east to Tiberias on the Sea of Galilee (actually a small lake…) with option of Nazareth as a stop – 40 min drive to Nazareth, another half hour to Tiberius (or an hour directly to from Haifa to Tiberius)
- A ride South to Tel Aviv, the buzzing financial capital of Israel and historic Jaffa – 1 and half hours drive from Haifa
- A trip to Jerusalem, Israel’s capital and spiritual centre – Two hours’ drive from Haifa

If you are interested in joining or forming a tour group, please let us know at the registration desk and we will do our best to facilitate.

Shalom in Hebrew means both HELLO and GOODBYE. Hope to see you soon again in Haifa.
International Academic Association on Planning, Law and Property Rights

8th Annual Conference
February 12-14, 2014 - Technion, Haifa, Israel
Pre-Conference Workshops February 10-11