

TRIALOG Conference 2026

Resilient Peri-Urban Transformations and Sustainable Land Governance

Dynamics and Governance to Cope with Rapid Socio-Spatial Transformation

16th – 17th November 2026

IBZ, TU Dortmund University
Emil-Figge-Straße 61, 44227 Dortmund Germany

Conference Information
Programme and Abstracts

Alexander von HUMBOLDT STIFTUNG
technische universität dortmund
RER TRIALOG DFG Deutsche Forschungsgemeinschaft

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TRIALOG CONFERENCE 2026

Resilient Peri-Urban Transformations and Sustainable Land Governance: Dynamics, and Governance to Cope with Rapid Socio-Spatial Transformation

IBZ, TU Dortmund, Germany, November 16 – 17 2026

Research Group for Regional Development and Risk Management, Department of Spatial Planning, TU Dortmund University

The conference is funded by DFG (Deutsche Forschungsgemeinschaft) and Alexander von Humboldt Foundation.

TRIALOG CONFERENCE | Resilient Peri-Urban Transformations and Sustainable Land Governance | IBZ, TU Dortmund, Germany, November 16 – 17 2026

1. Introduction to the Conference

Conference Concept

The conference aims to build a discussion platform linking two actual and interrelated topics in spatial planning and related disciplines: peri-urbanization and resilient land governance.

Peri-urbanization is a global phenomenon occurring in the immediate vicinity of large cities, often at the expense of rural and green surroundings. Particularly in the Global South, it results from a combination of rapid urbanization, weak and fragmented land governance systems, and a lack of affordable housing in cities *(Bhan, 2009)*. Consequently, many regions worldwide are undergoing profound shifts in urban landscape, with peri-urban areas emerging as critical hotspots of land transformation. These areas function as transitional, in-between spaces of production, commodities, capital, and resources *(Simon, 2021; Spyra et al., 2025; Tesfay et al., 2025)* and a fertile ground for speculative urbanism *(Goldman, 2011)*. They are characterized by a complex mix of land uses, competing land claims, institutional fragmentation and social marginalisation. Policy makers often view them as temporary spaces awaiting formal interventions *(Narain & Prakash, 2016)*.

However, the dynamics of peri-urbanisation extend far beyond mere land conversion. The pace and scale of peri-urban growth vary significantly across regions, shaped by local pressures, infrastructure investment, and economic restructuring *(Spyra et al., 2025)*. In many contexts, peri-urban expansion is driven not only by urban spillover but also by rural-to-urban migration, land speculation and the search for lower living costs. This results in a patchwork of land use patterns, ranging from informal settlements and gated communities to industrial corridors and remnant agricultural plots, that defy conventional urban-rural binaries *(Amirinejad et al., 2018; Baird, 2022)*. Moreover, peri-urban areas often become arenas of conflict, where long-standing rural livelihoods clash with new urban demands for housing, transport, and recreation. Environmental consequences are equally pronounced: the loss of fertile farmland *(Alem, 2021; Alemu et al., 2025)*, fragmentation of natural habitats *(Potenza et al., 2022)*, increased flood risk due to impervious surfaces *(Alem & Namangaya, 2021; Winter & Karvonen, 2022)*, and pressure on water resources *(Karpouzoglou et al., 2018; Vij & Narain, 2025)*. Despite these challenges, peri-urban regions are also spaces of innovation, where communities and local actors' experiment with hybrid governance arrangements and adaptive land use practices *(Andreasen & Møller-Jensen, 2016; Dakyaga, 2022)*. Recognizing this duality, both crisis and opportunity, is essential for any serious engagement with contemporary territorial development.

Beyond shaping these transitional spaces, peri-urbanization creates highly context-specific areas, where formal and informal institutions, as well as urban and rural administrations mandates, overlap. Such overlaps and resulting ambiguity in managing peri-urban socio-economic and spatial transformation produce unclear legal contexts, often to the detriment marginalised groups and the environmental *(Alem, 2021; Amirinejad et al., 2018; Gonçalves et al., 2017)*. For example, land may be zoned for agricultural use by rural authorities but targeted for residential development by urban plans, leaving residents without

secure tenure or access to basic services. Informal settlements proliferate in these legal grey zones, exposing inhabitants to eviction, pollution, and inadequate infrastructure *(Alem, 2021; Alemu et al., 2025)*. At the same time, the peri-urban plays central role in supporting and enabling resilient development, particularly as a site of food production and ecosystem. In this vein, Lucertini and Di Giustino *(2021)* refer to the peri-urban food production systems as "edible green infrastructure". These systems not only supply fresh produce to urban populations but also provide flood regulation, microclimate stabilization, and biodiversity corridors *(Rastandeh et al., 2025)*. Most importantly, the peri-urban is vital for sustaining a balanced relationship between urban and rural socio-economic and spatial systems, with impacts that extend beyond local social and land governance systems *(Amirinejad et al., 2018; Prokopová et al., 2026)*.

A resilient peri-urban development framework must therefore address multiple, often conflicting objectives: accommodating urban growth, protecting rural livelihoods, preserving ecosystem services, and reducing social inequality. This requires moving beyond static land use zoning toward adaptive, polycentric governance arrangements that can respond to rapid change. Key elements include participatory mapping of land rights, flexible planning instruments that allow for peri-urban agriculture and low-impact development, and cross-sectoral coordination between water, energy, transport, and housing authorities. Furthermore, building resilience demands recognition of informal actors, smallholder farmers, informal settlers, migrant workers, as legitimate stakeholders, not temporary nuisances. This underscores the need for a framework that captures dynamic transformation processes, the potential for resilient development, and the complex interactions among actors and processes.

Hence, the conference will be structured around three main tracks:

i. **Defining the peri-urban / peri-urbanisation** - a theoretical perspective to contextualise and localise peri-urban and peri-urbanisation in territorial governance.

ii. **Dynamics of peri-urbanization** - analysis of the underlying drivers of peri-urban growth patterns of land use change, demographic shifts, infrastructure and evolution of peri-urban economies including case studies or comparative analysis of impact on livelihood and natural ecosystems in different regions.

iii. **Governance frameworks for resilient peri-urban development –** exploration of land governance and, in particular, land management frameworks for sustainable peri-urban development. Key discussion topics include planning instruments for climate impact mitigation and adaptation, and the roles of various actors - local governments, the private sector, civil society, and communities - in the planning and managing peri-urban transformation.

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Conference Conveners

TU Dortmund University, Germany

- Dr. Genet Alem Gebregiorgis, Researcher Associates at Regional Development and Risk Management, Department of Spatial Planning
- Dr. Shiwaye Mersha Tesfay, Georg Forster-Postdoctoral Fellow at Department of Spatial Planning
- Prof. Dr. Stefan Greiving, Head of Research Group for Regional Development and Risk Management, Department of Spatial Planning
- Dr. Wolfgang Scholz, Researcher Associates at Regional Development and Risk Management, Department of Spatial Planning

TRIALOG e.V. - Association for Scientific Research into Planning and Building in the Developing World, Berlin, Germany

- M. Sc. Franziska Laue, Membership Coordinator and Conference Liaison (Project coordinator in Socially Integrative City Programme at Municipal Planning and Housing Authority in Stuttgart, Germany).

Kotebe University of Education, Addis Ababa, Ethiopia

- Dr. Daniel Gebretsadik Ayele, Kotebe University of Education, Addis Ababa, Ethiopia

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Guest Speakers



***Prof. Dr. Clarissa Freitas**, Institute of Architecture, Urbanism and Design, Federal University of Ceará (UFC), Fortaleza, Brazil*

Clarissa Freitas is a Full Professor at the Institute of Architecture, Urbanism and Design at the Federal University of Ceará (UFC), located in Fortaleza, her hometown. Through her position as faculty of the core Planning and Architecture program at UFC, she works professionally for the cause of the right to the city through action-research initiatives cooperating with urban social and environmental movements, often generating geographic data and urban models to highlight territorial injustices produced by mainstream urban design projects. She worked on the Popular Plan of the ZEIS of Bom Jardim, on the Land Regularization Plans of 3 informal settlements in Fortaleza, and on a few Participatory Municipal Master Plans in the Brazilian state of Ceará. She has been using the knowledge produced through her professional experience to engage with some theoretical strands about possibilities of transformative approaches to urban planning and design, such as Insurgent/Radical/Popular Planning. Since 2022, she has been recognized as a "Research Productivity Scholar" by Brazilian National Council for Scientific and Technological Development, CNPQ.



***Prof. Dr. Manja Hoppe Andreasen,** Department of Geosciences and Natural Resource Management, University of Copenhagen, Denmark*

Manja Hoppe Andreasen is an Associate Professor of human geography at the Department of Geosciences and Natural Resource Management at University of Copenhagen. Her research is concerned with the drivers and dynamics of urban expansion in rapidly urbanizing low- and middle-income countries. Her research examines the motivations and logics of the diverse actors involved in land transactions, investments and property development in urbanizing peripheries and how urban governance arrangements shape the dynamics of peri-urban transformation. Her research offers insights with implications for urban policymakers and planners seeking to foster inclusive, resilient and sustainable cities and engages with key urban policy agendas, including land formalization, settlement upgrading, infrastructure expansion, sustainable transport systems and climate change resilience. She has conducted extensive fieldwork in Tanzanian and Ghanaian cities. While strongly bent towards qualitative methodologies, she has an aptitude for integrating insights from qualitative, quantitative and spatial methodologies.



Prof. Dr. Patrick Brandful Cobbinah, *Faculty of Architecture, Building & Planning | Melbourne School of Design, Melbourne, Australia*

Patrick Cobbinah joined the University of Melbourne as a Lecturer in the Faculty of Architecture, Building and Planning in 2019. Patrick was with the Kwame Nkrumah University of Science and Technology Ghana in 2016 and Charles Sturt University in 2011, and worked in the areas of urban planning and management, urban resilience, environmental management, regional planning, natural resource management, climate change and development of research packages to guide urbanisation and sustainable environmental development in Africa focusing on Ghana. He has also contributed to collaborative projects with researchers at University of Michigan, USA, University of Waterloo, Canada, Georgia State University, USA, Griffith University, Australia, and Wuhan University, China. He is a member of the Planning Institute of Australia (PIA) and the Ghana Institute of Planning (GIP), University of Michigan Presidential Scholar, a Visiting Scholar at the Stellenbosch Institute for Advanced Study (STIAS) at Stellenbosch University, Cape Town South Africa, Global Young Academy Fellow, Ghana Young Academy Fellow, and an Adjunct Research Fellow of the Institute for Land, Water and Society, Charles Sturt University. Patrick has published widely in his research area. He serves as the Senior Associate Editor (Africa Region) for the Journal of Urban Affairs, and serve on the editorial boards of Urban Studies, Habitat International, and Tourism Planning and Development.



Prof. Dr. Rita Lambert, *University Collage of London (ULC), London, UK*

Rita Lambert is an urban development planner and architect originally from Ethiopia. She has over twenty-five years of experience in academia, research, and professional practice across Latin America, Africa, and Southeast Asia. Her work is grounded in feminist political ecology, socio-environmental justice, and systems thinking, and seeks to make visible the historical legacies and contemporary processes that keep people and ecosystems in conditions of vulnerability, while identifying pathways towards more equitable and sustainable urban futures. She examines a range of life-sustaining issues, including water, energy, housing, food, and ecological systems, and explores how policies and everyday practices interact. Urban land has been a central lens in her work, and she has made significant contributions to debates on peripheral urbanisation, land governance, informality, and urban and environmental planning. Through her research, she has examined the violence embedded in planning and land management systems, as well as the mechanisms through which informal and illegal forms of land acquisition become legitimised. She also investigates the reproducion of environmental injustice across cities and regions, exposing low-income communities and ecosystems to heightened vulnerability, risk, and dispossession. Rita has extensive experience leading multidisciplinary research teams as Principal Investigator and Co-Investigator and working in close partnership with civil society organisations, NGOs, community groups, and public authorities.



***Prof. Dr. Wilbard Kombe**, Institute of Human Settlements Studies, Ardhi University, Dar es Salaam, Tanzania*

Wilbard Kombe is based at the Ardhi University, Institute of Human Settlements Studies in Dar es Salaam, Tanzania. He holds a PhD in urban land management from the Technical University Dortmund (TUD), Germany. He has worked extensively in low-income settlements in several African cities. His main areas of research include: Urban poverty, informality; urban land governance, the nexus between urban poverty, land and livelihoods of the urban poor, urban inequality and access to basic infrastructure services. Kombe has won several international grants and has successfully executed several collaborative research projects over the last 10 years. The impact of some of his research works includes direct inputs into Tanzanian national policies such as the Urban Development Management Policy (2015); the National Human Settlements Development Policy (2018); the National Land Policy (2018) and the National Housing Policy (2018). Prof. Kombe is a board member of various professional and public bodies. In 2005/2006, he worked for the Human Science Research Council (HSRC), Pretoria South Africa as a Chief Research Specialist. He has also supervised research projects on variety of research issues. These research projects were executed by MDP Harare and funded by the Netherland Government.



***Dr. Priscila Izar,** The Faculty of Architecture and Urbanism, University of São Paulo, Brazil and Centennial Postdoctoral Fellow at University of the Witwatersrand, South Africa*

Priscila Izar holds a PhD in Planning, Governance, and Globalization from Virginia Tech. She is a postdoctoral researcher at the University of São Paulo, Faculty of Architecture and Urbanism. Before, she was University of the Witwatersrand Centennial Postdoctoral Researcher at the Centre for Urbanism and Built Environment Studies, on a sandwich fellowship with the University of Glasgow. Her research explores women's protagonism in peripheries in contexts of hybrid governance, through an intersectional gender lens, focusing on Brazilian and African cities. She co-organized the international seminar series "Feminising Urban Struggles: Bodies, Territories, and Politics in the Production of Peripheral Spaces" and co-leads the network "Feminist Urban Struggles", bringing together researchers and practitioners interested in confronting linear understandings of urban planning and development while disseminating situated knowledge through decolonial methodologies. At the Institute of Human Settlements Studies (IHHS) at Ardhi University, Tanzania (2019-2021), she coordinated the Dar es Salaam City Lab, an action-research platform investigating the city's everyday urbanization. Priscila was lecturer at the Wits School of Architecture and Planning (2023–26), visiting lecturer for the Urban Design Theory course at the University of Cape Town (2020-24), lecturer in the Department of Architecture at the Tshwane University of Technology (2021) and at the School of Architecture at Ardhi University (2018 to 2020). An architect and urban planner with a Master's degree in International Development Policy from Duke University (2000), she has worked as a consultant for the City and State of São Paulo, as well as for international organizations.

2. Conference Programm

Sunday November 15th 2026

14:00 **TRIALOG e.V. annual meeting of members**

Monday November 16th 2026

8:00 **Registration**

8:30 **Welcome addresses**

Prof. Frank Othengrafen, Dean, Department of Spatial Planning, TU Dortmund University

Prof. Stefan Greiving, Head of Research Group RER, TU Dortmund University

Ms. Franziska Laue, TRIALOG e.V. Association for Scientific Research into Planning and Building in the Developing World

Defining the peri-urban / peri-urbanisation and understanding the dynamics, Chair: Prof. Stefan Greiving, RER, TU Dortmund University

9:00 **Humanising the peri-urban in African cities**

Prof. Dr. Patrick Brandful Cobbinah, Faculty of Architecture, Building & Planning | Melbourne School of Design, Melbourne, Australia

Urbanisation of informal settlements under Brasilian conservadorism - the power of urban design

Prof. Dr. Clarissa Freitas, Federal University of Ceará (UFC), Fortaleza, Brazil

10:00 **Plenary Discussion**

10:30 *Coffee break*

Defining the peri-urban / peri-urbanisation and understanding the dynamics, Moderation: Dr. Wolfgang Scholz, RER TU Dortmund University

11:00 **The Making of Urban Land: Land Laundering and Property Rights Mutation**

Prof. Dr. Rita Lambert, University Collage of London (ULC), London, United Kingdome

Exploring the peri-urban through a gender lens: intersectionality, situatedness and lived experience

Dr. Priscila Izar, University of São Paulo, Faculty of Architecture and Urbanism, Laboratory for Public Space and Right to the City (FAU USP LabCidade)

12:00 **Plenary Discussion**

12:30 *Lunch break*

14:00 **Parallel Sessions I | Sessions 1.1, Session 1.2, Session 1.3**

16:00 *Coffee break*

16:30 **Defining the peri-urban / peri-urbanisation and understanding the dynamics, Chair: Dr. Genet Alem**, RER, TU Dortmund University

Participants: Keynote speakers, Moderators of Parallel Sessions (Partners of ALBATROSS Project, TRIALOG e.V.)

18:00 **End of the first conference day**

19:00 **Self-financed Dinner (optional)**

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Tuesday, November 17th 2026

8:00 **Registration**

Governance frameworks for resilient peri-urban development,

Chair: Dr. Wolfgang Scholz, RER, TU Dortmund University

8:30 **Built-in risk - The entwinement of peri-urban transformation, everyday flood hazards and encroachment on ecologically sensitive areas**

Prof. Prof. Manja Hoppe Andreasen, Department of Geosciences and Natural Resource Management, Section for Geography – Land, Environment and Society, University of Copenhagen, Denmark

Peri-Urbanisation, Governance and Resilient in African Cities: Challenges and Opportunities

Prof. Dr. Wilbard Kombe, Institute of Human Settlements Studies, Ardhi University, Dar es Salaam, Tanzania

9:30 **Plenary Discussion**

10:00 *Coffee break*

10:30 **Parallel Sessions II | Sessions 2.1, Session 2.2, Session 2.3**

12:30 *Lunch break*

14:00 **Parallel Sessions III | Sessions 3.1, Session 3.2, Session 3.3**

16:00 *Coffee break*

16:30 **Panel discussion: The way forward to resilient governance of peri-urban transformation, Chair: Dr. Wolfgang Scholz**, RER, TU Dortmund University

Input by: **Dr. Lia Gabremariam**, Postdoctoral Fellow at Université Libre de Bruxelles and Ass. Prof. at Addis Ababa University, Ethiopia

Participants: Keynote speakers, Moderators of Parallel Sessions (Partners of ALBATROSS Project, TRIALOG e.V.)

18:00 Closing: TU Dortmund University, TRIALOG e.V board

18:30 **End of Conference**

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3. Parallel Sessions

Parallel Session I – November 16 2026 |14:00 PM – 16:00 PM

Session 1.1. Framing the Peri-Urban and understanding the process **| Chair: Dr. Priscila Izar, University of São Paulo, Brazil**	
A Rethinking the Peri-Urban Concept through African Urban Thought: A Narrative Literature Review across Southern, East, West, Central, and North Africa	Sheila Uside Alumasa (University of the Western Cape)
Constructing the Peri-Urban: Informal Building Practices as Drivers of Socio-Spatial Transformation	Anthony Boanada-Fuchs, IHS Rotterdam, The Netherlands
Redefining Peri-Urban Development in the Global south: From Urban Expansion to Resilient Urban Transition through evidence from Banjul, Nairobi, and Kabul	Abubacarr Marigo, Brigid Wambua, Muhammed Jawad Fayazi, (TU Dortmund University)
Living Rurbanity in Peri-Urban Bengaluru, India	Jannis Meyer, Christoph Dittrich, Suryagayathri Devi (Georg-August-Universität Göttingen), Uwe Altrock (Universität Kassel)
Reconfiguring the Peri-Urban Frontier: Spatial Fix, Infrastructure Expansion, and Socio-Ecological Transformation in Sunyani, Ghana	George Kwadwo Anane (University of Energy and Natural Resources, Ghana)
Genesis of Peri-Urban Land Conflicts in Sub-Saharan Africa	Girma Mulu Alemu (Haramaya University, Ethiopia) Florence Muheiwre (Ardhi University, Tanzania)

Session 1.2. Underlying drivers of Peri-urban Transformation **| Chair: Dr. Dorcas Nthoki Nyamai, TU Dortmund University, Germany**	
Lost in peri-urban implementations: The experiment of BuraNEST and the practice of Kebele Centers Program in urbanizing Lake Tana area, Ethiopia.	Wossen Gebreyohannes Balcha (KU Leuven, Belgium)
Foreign Grant-Financed Urban Infrastructure and Peri-Urban Transformation: Evidence from Ghana's Secondary Cities Support Programme	Mohammed Kamil Iddrisu (University for Development Studies, Ghana)
Corridor-Led Peri-Urban Transformation and the Rise of Township Economies in Tanzania: Spatial-Economic Evidence from Inyonga, Majimoto, Laela, and Rujewa Townships.	James Morrice Maghori (Institute of Rural Development Planning, Tanzania)
Developing an Integrated Planning Framework for Sustainable New Town Development in Coastal Megacities: A Case Study of Lagos State, Nigeria.	Salifu Elijah, Victor Ilechukwu (Centre of Sustainable Urbanisation, University of Lagos, Nigeria)
Transforming Informal Settlements into Inclusive and Resilient Urban Communities: A Livelihood-Centred Sustainable Township Framework for the Global South	Rakesh Kumar Shami (Independent Infrastructure & Urban Development Consultant, India)

***Session 1.3 Digitalisation and Smart Governance in the Context of Peri-urbanisation* | Chair: Dr. Lia G. Woldetsadik, Addis Ababa University, Eth**	
Bridging Urban Climate Research and Policy: Local Climate Zones in Climate Adaptation Planning	Fabienne Therese Bienert (Ruhr University Bochum, Germany)
Examining Aspects of Regional Justice in the Context of Municipal Digitalization	Mathias Hofmann, Sivia Blass, Sabine Barthold (CODIP TU Dresden), Thomas Weith (ILS, Dortmund, Germany)
Situated Smartness at the Urban Edge. Interoperability Gaps in Digital Land Governance and Tenure Security in Windhoek	Felipe Gonzalez Zapata (University of Stuttgart, Germany)
Resilient Urban Growth Pattern of Gurugram: Strengthening Delhi	Anjali Krishan Sharma (RIBA SFHEA, UK)

Parallel Session II – November 17 2026 |10:30 AM – 12:30 PM

***Session 2.1. Governance of Transboundary Social and Infrastructural Systems* | Chair: Dr. Priscila Izar, University of São Paulo, Brazil**	
Mobility Across Unclear Boundaries: Governance and Accessibility Challenges in Peri-Urban Areas	Dorcas Nthoki Nyamai (TU Dortmund University, Germany)
Optimising Mobile Health Infrastructure in Rural›Peri›Urban Interfaces	Parham Gholi Zadeh (TU Dortmund University, Germany)
Governing Inequality: Power, Institutions and Water & Sanitation Access in Peri-Urban Harare	Shamiso H. Mafuku, Abraham R. Matamanda (University of the Free State, Bloemfontein, South Africa)
Governing Peri-Urban Expansion through Water-Sensitive Land-Use and Settlement Planning: Lessons from Sam Neua, Lao PDR	Adrian Hodgosn (Habitat Unit, TU Berlin, Germany)
Peri-Urban Territories as Living Systems: Rethinking Governance Through Ecological and Informal Spatial Practices in the Arab Region	Nada Jouni (Urban Development and Spatial Planning, Lebanon, Arab Urban Development Institute, KSA)

***Session 2.2. Framing the Peri-Urban and understanding the process* | Chair: Dr. Du Juan, TU Dortmund University**	
Urban Institutional Structure and Informal Settlement Developments in Nigerian Cities	Salifu Elijah, Victor Ilechukwu, Jimoh Haruna (University of Lagos)
Agricultural cooperatives under urban pressure: Land-use change and agrarian transformation on the southern periphery of Meknes	Nora Laribi (Ibn Tofail University, Kenitra, Morocco)
Reimagining the Peri-Urban: Operationalizing Imageability through Comparative GIS Analysis of Metropolitan Milan and Metropolitan Manila	Vinson P. Serrano (University of Santo Toms, Manila, Philippines), Xyruz Jior U. Caluag (Politecnico di Milano, Milan, Italy)
Instant cities, gradual transitions: Administrative reclassification and socio-spatial transformation in Oromia, Ethiopia	Ute Vees (University of Stuttgart), Bethelhem Gebremedhin, Zegeye Cherenet (University of Ambo, Addis Ababa University, Ethiopia)
Peri-urbanization labyrinths and urban land use governance in Techiman, Ghana	David Anaafo, George Anane, Paul Domanban, Edna Agyepong (University of Energy and Natural Resources, University of Integrated Business Development Studies, Sunyani, Ghana)

***Session 2.3. Planning and Governance of Peri-Urban Land Transformation* | *Chair:* Prof. Wilbard Kombe, Ardhi University, Tanzania**	
From Freehold to informal urbanism: Land Administration failures in Peri-urban areas of Sub-Saharan Africa	Sheila Uside Alumasa (University of the Western Cape, South Africa ()
Contested Frontiers: Legal Pluralism, Governance Fragmentation, and Tenure Insecurity at the Addis–Sheger Peri Urban Interface	Daniel Gebretsadik Ayele (Kotebe University of Education, Addis Ababa, Ethiopia)
How land law can strengthen the resilience of female and male farmers - Insights from Ethiopia and Malawi	Karin Gaesing (University of Duisburg-Essen, Germany
The Land, the Law, the Lawn: Coloniality in Peri-Urban Land Governance	Alexander Jachnow (CiTra Clty Transition)
Adaptive Hybrid Governance and Uneven Tenure Security in Peri-Urban Ethiopia: Evidence from Women, Youth, and Elderly Land Use Right Claimants	Elias Gudissa Kebede (Ethiopian Public Service University and Addis Ababa University, Ethiopia)
Falling through the Gap of Customary and Statutory Governance: Peri-Urban Land Justice for Women in Ghana	Saru G. Thomas, Brigid Wambua, Muhammad Fayazi, Abubacarr Marigo (TU Dortmund University, Germany)

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Parallel Session III – November 17 2026 |14:00 PM – 16:00 PM

***Session 3.1. Climate Change and Impact on Social and Ecological Systems* | *Chair*: Dr. Johannes Lückenkötter, TU Dortmund University**

Redirecting urban sprawl in Africa: The contribution of ecological buffer zones to socio-environmental challenges.	Nicolas Greiner, Anasua Chakraborty, Florian Debéves, Jacques Teller (University of Liége, Belgium)
Collaborative Governance of Blue–Green Infrastructure for Sustainable Land Use Management and Climate Resilience in Lagos State, Nigeria	Peter Elias, Victor Ilechukwu, Salifu Elijah (Centre of Sustainable Urbanisation, University of Lagos, Nigeria)
Climate-Responsive Architecture in Peri-Urban Lagos: Addressing Policy Attention Deficit through Adaptive Governance	Anthony C. O. Iweka, Stephanie A. Aghraghra
Governing the Urban–Biosphere Interface: UNESCO Biosphere Reserve Transition Areas as Frameworks for Resilient Peri›Urban Development in Eastern Africa	Mary Nyasimi, Samuel Partey, Ayansina Ayalande, Jemimah Kimitu (UNESCO)
Peri-Urban Informal Settlements, Climate Loss and Damage, and Land Governance in Afghanistan, Kenya, and The Gambia	Brigid Wambua, Abubacarr Marigo, Jawad Fayazi (TU Dortmund University, Germany)

***Session 3.2. Climate Change and Impact on Social and Ecological Systems* | Chair: Prof. Alexander Jachnow, CiTra City Transitions**

Transversal logics in the organization of urban encroachment on ecologically sensitive areas in Accra	Johanna Maria Pfaffenzeller (University of Copenhagen, Denmark)
Recognizing Landscape Character as Ecological Infrastructure: Land Governance and Landscape›Led Climate Resilience in Peri›Urban Development Case Study: Stream Park, Nanded City, Pune, Maharashtra, India	Neha Apre, Sonal Thanawala (Technical University of Dortmund and IES College of Architecture, Germany)
Community Risk Reduction and Climate Adaptation Plans: A Place-Based Governance Instrument for Climate Resilience in Brazil	Nicholas Beloso, (Politecnico di Torino), Italy, James Miyamoto (Federal University of Rio de Janeiro, Brazil), Allan Yu Iwama, Researcher at National Center for Monitoring and Early Warning of Natural Disasters
Tackling peri-urban losses and damages: Towards rights-based and integrated approaches	Eva Dick, Kai Klause (Misereor, Aachen, Germany), Franziska Laue (TRIALOG e.V. Germany), Simone Sandholz (United Nations University, Bonn, Germany), Marwa Khalifa (Ain Shams University, Egypt)

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***Session 3.3. Planning and Governance of Peri-Urban Land Transformation* | Chair: Dr. Lia G. Woldetsadik, Addis Ababa University, Ethiopia**

Translocal Spaces and Governance of Socio-Spatial Transformation in Zambia	Shaharin Annisa (University of Stuttgart, Germany)
Peri-Urbanization Processes in Egypt and the Emergence of New Cairo as an Urban Planning Strategy	Engy Farrag
Invisible Cities at the Urban Fringe: Informality, Land Insecurity and the Politics of Peri-Urban Transformation - The Case of Dema, Zimbabwe	Phillip Nyasha Fungurai (Ruhr University Bochum, Germany)
Beyond Individual Land Titling: Community-Based Land Governance for Resilient Peri-Urban Transformation in Kenya	Samuel Olando, Irene Kinoti (Pamoja Trust, Kenya)
Hybrid Governance, Institutional Ambiguity, and Actor Power in Peri-Urban Land Transformation: A Critical Institutional Political Economy Perspective from Addis Ababa	Shiwaye Mersha Tesfay (Kotebe University of Education, Addis Ababa, Ethiopia)

4. Keynote Speeches (Abstracts)

Humanising the peri-urban in African cities

Prof. Dr. Patrick Brandful Cobbinah, Faculty of Architecture, Building & Planning | Melbourne School of Design, Melbourne, Australia

The peri-urban has been conceptualized in multiple ways, which variously emphasize its drivers, economic dynamics, spatial characteristics and key actors, with most accounts focusing on one or other aspects. Early conceptualizations of the peri-urban considered it as places on the urban edge, transitioning from rural to urban, with limited economies, and where land costs, densities and access to economic opportunities were lower than more central areas. This was often viewed as a moving edge, as earlier zones of the peri-urban were absorbed into the city and new ones emerged. Studies on the peri-urban have highlighted this rural-urban interface, the processes of urbanization, changing land uses and associated land conflicts, and the influence of tenurial systems, among others (Mbiba & Huchzermeyer, 2002). This body of work has been important in African contexts such as Ghana, where growth is occurring on customary lands at city edges, with distinct tenurial and management systems (Cobbinah & Aboagye, 2017). The peri-urban concept is also relevant for those African cities where urban-rural distinctions are blurred and where the absorption of densifying rural settlements (Potts, 2018), or piecemeal lateral expansion (Sawyer, 2014), are significant parts of urban growth. Such edges might be less regulated spaces, providing easier access for migrants and cheaper housing for the urban poor.

Yet, while the earlier literature often viewed these as places of poverty, more recent work documents increased middle-class occupation and housing construction (Mercer, 2020). The equation between geographic peripherality, poverty and marginality has also been challenged by writers such as Peberdy (2017), drawing on Wallerstein's conception of the periphery as a social and political rather than spatial construct, and Pieterse (2019), who points to deep poverty and social marginality in central areas of Gauteng, South Africa's economic heartland. For Pieterse, the polycentricity of the Gauteng city-region and the multi-directionality of patterns of movement nullifies a simple core-periphery binary. These critiques are important in avoiding simplistic assumptions about the spatial peri-urban, who lives there, and why. Yet they do not tell us much about these places themselves or the lived experiences there, which may involve socio-economic marginality alongside wealth and privilege. A further conceptualization of the peri-urban transcends a geographic space to 'a way of producing space' (Caldeira, 2017: 4), largely equating it with auto-construction that unfolds 'transversally in relation to official logics, and amidst political contestations. This can involve dynamism, entrepreneurialism and collective action, including on urban edges but not limited to them.

Focusing on Africa, Mabin et al.'s (2013: 13) review highlighted 'the accelerating densification/retrofitting of existing suburbs' and 'the emergence of new centralities away from the traditional cores related to new performances of city life in African cities. Bloch (2015) pointed to the

growth of the middle class and economic expansion, underpinning new forms of urban development on the periphery—trends echoed by Mercer (2020). The relevance of 'suburbanism' in African contexts has also been heavily debated, with Andreasen et al. (2017) arguing that it is a better way of describing the process of households moving from Dar es Salaam's centre to the periphery to build housing incrementally than 'peri-urbanization', whereas Sawyer (2014) argues that it has little meaning for households in Lagos, where similar (but more varied) forms of 'piecemeal urbanization' are occurring.

This keynote is a courageous proposition to challenge the African peri-urban paradigm by humanizing it, and it contributes directly to this growing scholarship to inform grounded, contextualized understandings of the peri-urban. I humanize the peri-urban in a way that is both spatial and deliberately broad: as geographical edges of cities or city-regions that may have their own internal centralities and margins, that may be 'new', 'old', rich or poor, and that can have varied cultures as rural or urban spaces—but that, crucially, are perceived by residents as being in some sense complete and as having limited dependence on a primary 'core' or relevant urban hubs. This breadth allows for the unpacking of the varying logics that shape different kinds of the peri-urban, and to differentiate the overall concept from other associated concepts in the literature. Thus, humanizing the peri-urban can encompass spaces at much greater distances from traditional 'cores' than is associated with the term 'suburb', including places at the edge of city-regions beyond reasonable commuting distance, and sometimes infrastructurally disconnected from the urban core rather than contiguous with it. I argue that the peri-urban is not necessarily marginal, in that they may themselves be economic hubs and spaces of new centralities (Mabin et al., 2013; Keil, 2018). Nor are they necessarily frontiers in the sense of being spaces imagined as previously vacant in which the state seeks to establish new territorial authority and a socio-spatial re-ordering (McGregor and Chatiza, 2019). This argument allows us to conceptualize the peri-urban as a complex urban phenomenon involving geography, economy, cultural, recreation and other aspects of urban functionality rather than simply as an extension of the urban core.

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Urbanisation of informal settlements under Brasilian conservadorism - the power of urban design

Prof. Dr. Clarissa Freitas, Federal University of Ceará (UFC), Fortaleza, Brazil

In a 2015 paper in PN magazine we have presented the Special Zones of Social Interest (ZEIS), a planning tool invented during the redemocratisation period in Brazil (1980s) that have been useful to assert residents' land rights and to mitigate the socio-spatial impact of 2014 World Cup investments in Fortaleza.

Since then, Brazil has experienced the rise of conservadorism, fuelling a process of stigmatization of favela residents. Here we revisit the usefulness of Brazilian progressive planning under current political circumstances, reflecting on our activist research and professional practice. We use the case of Poço da Draga, a favela located in the old portuary district, the main cultural and tourist destination of Fortaleza, which was assigned ZEIS in 2009. After the World Cup, the municipal government commissioned the University to develop a participatory land regularization plan for ZEIS. Between 2019 and 2020, our dialogue with residents informed a proposal for titling and urban upgrading. This year, the municipal administration suggested the substitution of all houses by a series of high rise buildings. Yet, as a response to a firm attitude of residents in denying any investment that opposed ZEIS plan, they have given up this project and promised to guide investments according to ZEIS guidelines.

The case suggests the enduring potential of the institutionalization of rights during previous progressive political scenarios. While the rights to land were not questioned, the presence of a seemingly precarious built environment nurtured a vision that saw the community as the source of urban deterioration and violence, which triggers reflections on the influence of design to mediate urban disputes.

The Making of Urban Land: Land Laundering and Property Rights Mutation

Prof. Dr. Rita Lambert, University Collage of London (ULC), London, United Kingdome

Urban land governance has become a central concern across the Global South as cities confront the intersecting challenges of climate change, rapid urbanisation, widening socio-economic inequalities, and accelerating environmental degradation (UN-Habitat, 2025). Urban growth has frequently taken the form of outward expansion, progressively incorporating peri-urban and hinterland areas into the urban fabric. Whether driven by formal planning interventions, informal settlement processes, or speculative land investments, these dynamics profoundly shape the

spatial organisation of cities and also the uneven distribution of rights, resources, opportunities, and vulnerabilities (Steel et al., 2017; Tesfay et al., 2025). Consequently, understanding how land is transformed and governed is critical to identifying pathways towards more socially just and environmentally sustainable urban futures.

Across much of the Global South, entire urban districts have emerged through processes of informal urbanisation (Davis, 2006; Fernandes, 2011). More than one billion people currently live in informal settlements, and this figure is expected to increase substantially as an estimated 70 percent of the world's population will reside in urban areas by 2050 (UN-Habitat, 2025). The demonstrated capacity of low-income populations to socially produce and consolidate entire neighbourhoods has, in many contexts, prompted varying degrees of state recognition. This recognition has been accompanied by a long history of land titling, particularly in Latin America, and settlement upgrading programmes (Driant, 1991; Durand-Lasserve & Royston, 2002; Umar, 2023). Such initiatives have generated aspirations for urban belonging and permanence, enabling low-income households to imagine and progressively secure a place in the city.

Yet, given the scale of the urban housing deficit, the continued expansion of self-built settlements increasingly occurs on land located in high-risk areas, environmentally protected, and either beyond the boundaries of official urban zoning or in direct contravention of planning regulations (Lambert, 2021). While considerable scholarly and policy attention has focused on managing urban expansion and regularising informal settlements, far less emphasis has been placed on the underlying processes through which land, that is deemed non-urbanisable, changes forms of tenure and property.

Land tenure refers to the legal or customary arrangements governing rights to land, including its ownership, occupation, use, and transfer. Property-making, by contrast, encompasses the social, legal, political, and economic processes through which land becomes recognised as property and through which specific actors are acknowledged as legitimate property holders. The transformation of land initially classified as unsuitable or ineligible for urbanisation into legally recognised property remains insufficiently understood (Steel et al., 2017; Lambert, 2021; Tesfay et al., 2025). In particular, limited attention has been paid to the conversion of public land-owned by the state in trust for collective benefit- and communal land held collectively and often not divisible into individual parcels- into private property.

Moreover, a dominant assumption within the literature on settlement regularisation is that tenure transformation follows a lengthy yet largely linear trajectory, moving from communal, state-owned, or informal landholding arrangements towards legally recognised private property, typically through state-sponsored titling initiatives (Manara & Regan, 2024; Umar et al., 2023). This paper challenges such linear understandings by examining the mechanisms through which contested peripheral land is incorporated into the urban fabric. Specifically, it exposes the interconnections between different forms of tenure and the multiple transformations they undergo before ultimately becoming private property. In doing so, the paper makes both an empirical and conceptual contribution through the

introduction of the concept of land laundering, a term that advances existing understandings of property-making.

The analysis draws on extensive fieldwork conducted in San Juan de Luriganco, one of the most populous districts in Lima, Peru, a particularly revealing case for examining processes of land transformation. Since the 1940s, much of Lima's urban expansion has been driven by land invasions and the informal subdivision of both state-owned and communal land (Driant, 1991; Calderón Cockburn et al, 2023). The research was undertaken through successive projects funded by the Economic and Social Research Council (ESRC 1327267 and ES/T007605/1), enabling repeated field visits and data collection over a twelve-year period between 2012 and 2024.

The longitudinal perspective enabled by this research differs substantially from conventional accounts of informal settlement formalisation. The evidence from San Juan de Lurigancho reveals a complex sequence of tenure mutations. Land originally held by a peasant community is first represented as private property through fraudulent subdivision processes that gain partial recognition through state institutions. It is subsequently reconstituted as state land through government expropriation before being transformed once again into private property through individual titling programmes. Rather than a singular movement between fixed categories, property-making emerges as a process of successive reclassifications in which communal, private, and public forms of tenure are strategically mobilised, abandoned, and reassembled. More specifically, the trajectory observed here involves the repeated privatisation of the same land. Rather than a simple transition from communal to private tenure, the process follows a circular pathway: Community land → Private land → Government land → Private land. This cyclical pattern underscores the need for new conceptual tools capable of capturing the complexity of tenure transformations.

To address this empirical and conceptual gap, the notion of land laundering merits attention to describe the process through which illegally appropriated, subdivided, and commercialised land is progressively "whitened" through a series of legal, administrative, and spatial transformations until it ultimately acquires the status of legitimate private property. The concept draws inspiration from the notion of money laundering, whereby illicitly obtained assets are transformed into legitimate wealth. The process observed here mirrors that logic: the initial appropriation of land (placement), its subsequent transformation through multiple bureaucratic and territorial manoeuvres (layering), and its eventual recognition as legal property (integration). Through these stages, land becomes progressively detached from its contested origins and reintroduced into the formal property system as a legitimate asset.

While existing scholarship has paid considerable attention to the conversion of illicit financial capital into legal assets such as land, far less attention has been devoted to the inverse process: how land itself becomes legitimate. The concept of land laundering is analytically productive because it reconceptualises land as a fluid asset whose status is continuously reshaped through its circulation across legal, political, and institutional domains. By tracing the iterative and non-linear trajectories through which land changes status, the concept challenges dominant approaches to

land governance that treat tenure categories as fixed and clearly delineated. It calls for greater attention to the relational and temporal dimensions of property-making and highlights the importance of longitudinal analysis, since cross-sectional observations often obscure the complex processes through which land claims are contested, transformed, and eventually legitimised.

Viewing land laundering as a form of reverse asset laundering also sheds light on the ways in which illicit accumulation becomes normalised through state-sanctioned mechanisms. This perspective foregrounds the role of governance institutions in shaping these trajectories through bureaucratic procedures, selective enforcement, and the tacit recognition of contested claims that gradually convert irregular landholdings into legitimate property rights.

As an analytical framework, land laundering offers significant potential for understanding urban land markets across the Global South. Comparative research could further illuminate how these dynamics emerge across diverse historical, legal, and political contexts. More broadly, the concept challenges conventional distinctions between legality and informality by demonstrating how property rights are produced through their continual interaction rather than through a clear separation between the two. It reveals that the transformation of contested land into recognised tenure is neither exceptional nor solely criminal; rather, it is embedded within the everyday functioning of urban governance. Recognising these legal, institutional, and socio-political dynamics is therefore essential for understanding contemporary processes of urbanisation and for developing more equitable approaches to land governance and urban development.

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Exploring the peri-urban through a gender lens: intersectionality, situatedness and lived experience

Dr. Priscila Izar, University of São Paulo, Faculty of Architecture and Urbanism, Laboratory for Public Space and Right to the City (FAU USP LabCidade), University of the Witwatersrand, Centre for Urbanism and Built Environment Studies (CUBES)

This paper will argue for the importance of adding a critical gender lens to the analysis of peri-urbanisation. Specifically, the study promotes an intersectional lens that learns from the lived experience of marginalized individuals and communities living in these territories, particularly black and brown women.

The last two decades have seen increasing interest in the rapid urban growth taking place in countries and regions of the Global South, through concepts such as planetary urbanization, extended urbanization, peripheries and peri-urbanisation. These various concepts all allude to processes of rapid building in ways that are socially and spatially uneven and institutionally fragmented, while also offering innovation through the emergence of highly localized social infrastructure and hybrid governance. It is crucial for this field of knowledge to incorporate in its theoretical and methodological framings a critical gender lens that helps illuminate how the production of space is not neutral, but instead experienced differently based on individuals' social markers, such as race, biological sex, sexual orientation, class, and geographical location. Moreover, the way these social markers affect urban experiences is more pronounced and more violently felt amongst black and brown and poor individuals and communities who occupy, disproportionately, peri-urban territories and borderlands. Finally, it is through the subordination and resistance to this violence that marginalized individuals and groups, particularly black women, help shape peri-urban spaces.

As a basis for its argument, the paper will review the work of Black feminist scholars who developed the concept of intersectionality, such as Lelia Gonzalez and Beatriz do Nascimento in Brazil, as well as Kimberly Crenshaw, Patricial Hill Collins and bell hooks in North America. It will relate their analysis to decolonial thinking about the relationship between colonialism, racism and violence as proposed by Franz Fanon and Abdias do Nascimento. The paper also incorporates later decolonial literature from the Americas, which proposes that colonial violence is perpetuated in post-colonial societies through the coloniality of power (Quijano, 2000), imposed primarily on Black (formerly enslaved) and Indigenous bodies (Cabnal, 2019; Lugones, 2010; Mignolo, 2011). On the basis of this literature, the paper develops an argument linking intersectional and decolonial thinking with studies of peri-urbanisation: the contested and contingent ways in which peri-urbanization unfolds, marked by insecure tenure and environmental hazards, amongst other risks, are racialized and gendered and involve, disproportionally, black and brown women. Hence it is in these popular spaces that the social action of marginalized women is more apparent. This is the dimension where their collective work is revealed (Gonzalez, 2020) and where they pass on their knowledge of struggle against systems of oppression (Collins, 2019), and this is why new inquiries about peri-urbanization

should consider an intersectional gendered dimension that can capture these daily realities, and frame the production of space as resulting from these social, spatial and political dynamics.

After the theoretical review, the paper will provide examples based on research by the author and their research partners, as well as recent literature experimenting with the topic of gender, intersectionality and territory (Helene et al., 2021). These examples will be based on empirical investigations of women's activism and struggle in different African contexts, as well as Latin American contexts (Caron et al, 2025; Izar, 2025; Izar et al, 2025; Meth et al., 2025). Through the various examples, the paper will argue that a radical feminist logic of care often emerges in marginalized peri-urbanisation contexts, producing innovative social technologies and contributing to hybrid governance models. These innovations take place along the reproduction of intersectional violences, in a way that the outcomes of urban and social transformation in peri-urban spaces is indeed contingent and fragmented (Izar, 2025; Meth et al., 2025).

Through the examples and the discussion that will follow, the paper will also note a fundamental difference between urban research and models that prioritize women, as opposed to those that learn from the experience of women (Haraway, 2010). An intersectional lens can not only reveal the nuances of local realities, but also point to local level strategies and articulations aiming at addressing these difficult realities. A situated analysis can show, at a micro level, how popular resistances unfold and shape peri-urban territories, as Gonzalez (2020) and Collins (2019) propose. Another important contribution of this paper will be to link intersectional and decolonial thinking, which are not often spatialized, with urban studies'focus on space and spatial production, as well as on contributing to transformative urban policy.

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Built-in risk - The entwinement of peri-urban transformation, everyday flood hazards and encroachment on ecologically sensitive areas

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The continuous expansion of urban areas is a striking feature of contemporary transformations of African cities, where sprawling new residential developments are incessantly spreading into surrounding peri-urban and rural areas. Urban expansion exerts profound impacts on surrounding landscapes, natural environments and ecosystems. In Africa, an estimated 60% of the land converted to urban uses in the 1970-2010 period consisted of natural land cover types, such as forests, grasslands, wetlands, and water bodies (Güneralp et al., 2020). Future rates of urban expansion are expected to be highest in Africa and are projected to adversely affect biodiversity hotspots and habitats of critically endangered species (Seto et al., 2012). The environmental risks associated with urban expansion extend beyond biodiversity loss and habitat degradation and pose fundamental challenges for the sustainability, resilience and liveability of cities.

Cities need well-managed natural areas to meet the needs and demands of their growing populations. Natural areas within and around cities provide a wide range of ecosystem services that contribute to well-being in cities, including air filtration and purification, temperature regulation, access to recreational spaces and provision of medicinal plants and food (Schäffler and Swilling, 2013; Wangai et al., 2016; du Toit et al. 2018). Natural areas also contribute to urban water management and flood risk mitigation through natural water retention areas, ground water

infiltration, evapotranspiration and soil water storage (Vachaud et al., 2019; Remondi et al., 2016). Well-managed natural areas can serve as a form of urban infrastructure, a notion encapsulated by increasingly popular planning concepts like “green infrastructure”, “blue-green infrastructure” and “ecological infrastructure”. The combined effects of rapid urban expansion, encroachment and degradation of ecologically sensitive areas and higher frequency and intensity of extreme weather events due to climate change exacerbate environmental risks in fast-expanding African cities.

This keynote talk will draw on insights from almost a decade of research examining how the dynamics of peri-urbanization are entwined with accelerating environmental risks and widespread encroachment on ecologically sensitive areas in the rapidly transforming peripheries of Accra, Ghana. Accra offers an excellent example of a fast-expanding metropolitan region characterized by svere infrastructural deficits and long-standing challenges with recurrent flooding. The presentation is based on extensive mixed methods research conducted in the period 2018-2026 combining case studies of emerging residential developments in Accra’s areas of recent urban expansion, spatio-temporal analyses of land-use changes, review of central policies, plans and legislations and interviews with urban policymakers, planners, and other stakeholders involved in urban planning, land administration and environmental governance.

The research illuminates that flood risk is produced and “built-in” to the urban fabric through environmentally harmful development practices associated with peri-urban transformation, especially the persistent encroachment on ecologically sensitive areas, such as water bodies, wetlands, coastal lagoons and riparian zones. Encroachment is facilitated by the illicit commercialization of land by traditional authorities, who are unable to resist the strong economic incentives afforded by Accra’s heated land market and rising land values. Encroachment upon ecologically sensitive areas occurs in a wide range of neighbourhoods, which have attracted settlers from vastly different socio-economic segments of the urban population. As such, nothing suggests that encroachment is associated with poverty and marginalisation or spatially concentrated in low-income areas. Flood risk is further aggravated by the fragmented and insufficient provision of infrastructure that is another common feature of peri-urban transformation. Flooding has become an everyday hazard in emerging peripheral neighbourhoods, where heavy precipitation events are routinely associated with submersion of road segments, dirt and gravel roads turning into mud and retreat of public transport services. Everyday flood hazards shape experiences of constrained mobility, which are additional to and mutually reinforcing of pre-existing mobility constraints that residents navigate in their daily lives, i.e. infrastructural deficits, limited provision of public transport, congestion and rising transport costs. Everyday flood hazards make daily movements more strenuous and time-consuming; influence decision-making concerning timing of everyday activities and trips and produce new forms of mobilities and immobilities.

The research draws attention to the complicity of state actors and the ambiguous governance arrangements that enable the widespread encroachment upon ecologically sensitive areas. Encroachment cannot be understood as an outcome of simple enforcement failures. Rather,

encroachment is produced through an ambiguous assemblage of governance practices that include soft management approaches adopted by conservation authorities, selective enforcement of development control, the episodic spectacle of partial demolitions, extension of networked infrastructure and regularization schemes circumventing formal rezoning procedures. Encroachment is shaped by differentiated dynamics of state-citizen relations along socio-economic lines, which produce uneven exposure to environmental risks, legal sanction and sources of legitimacy. The research further highlights how environmental outcomes are shaped by the everyday practices and agency of the frontline civil servants that responsible for protection of ecologically sensitive areas. Enforcement activities are high-risk work undertaken under severe resource constraints, with inadequate legal and administrative support and involving tense interactions with citizens and significant career risks. Enforcement is commonly obfuscated by political interference, and field officers are discouraged from strict enforcement towards citizens, who can mobilize connections to higher political and administrative levels to relax penalties or overlook transgressions.

Sustainable and resilient peri-urban development will necessitate effective regulation of the illicit land transactions within ecologically sensitive areas and the ambiguous governance practices that enable and sustain them. This will require coordinated action across local, regional and national scales and across sectoral divisions of environment, spatial planning and land administration. Where regularization of existing encroachments is unavoidable, it must follow transparent, democratically sanctioned procedures and be accompanied by effective protection and restoration of remaining ecological values to avoid encouraging further encroachment. Unambivalent and publicly accessible spatial delineations, adequate resourcing, legal support and political backing for enforcement, and the reinvestment of penalties and fees into ecological restoration are essential if the remaining ecologically sensitive areas are to function as ecological infrastructure.

Peri-Urbanisation, Governance and Resilient in African Cities: Challenges and Opportunities

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It is increasingly becoming apparent that as peri-urban sites of African cities urbanise, they are doing so in a dynamic and heterogeneous manner that defy the theories, models and logics of spatial planning, urban design and governance systems we were made to believe would be applicable here and there. Debates on what the current trends and contents of peri-urabnisation in African cities mean in regard to socio-economic, spatial form and functionality of cities reveal mixed pictures; depicting optimism and pessimism. Some argue that emerging peri-urban cities are cities in their own right i.e., cities in the world of cities; others contend that the sprawling peri-urban cities in Africa present failed cities or not quite cities.

Despite varying conceptions, the key argument on the basis of which I draw the inspiration for this key note talk is that peri-urbanisation is an indispensable force moulding and re-moulding the present and future cities in Africa and the Global South in general. But, the over-emphasis of peri-urbanisation as a part of the formal-informal debate has tended to restrain scholars and professionals' comprehension of peri-urbanisation. As a result, tacit knowledge, skills and everyday governance practices/processes of ordinary citizen and their local/institutions that are propelling peri-urban transformation are often underrated.

In order to address undesirable outcomes of peri-urbanisation such as growing environmental degradation, land tenure conflicts, unregulated spatial structure, destruction of ecosystem services and governance gaps there is a need for a nuanced understanding and appreciation of the existing tacit knowledge and governance systems. Other key areas of concern include: rethinking the notion that African city as a product not a process –the dominant orthodox. These are prerequisite steps towards resilience, i.e., protect ecologically sensitive areas and secure land for the critical public utilities and services before development of land in the peri-urban consolidates. In addition, a multi-level hybrid governance system that bridges the informal and formal actors and recognizes the actors operating at different levels of policy and action is necessary. These measures are poignant in cities like Dar es Salaam where grassroot actors are the key players in nature-based solutions (NbS) and regulation of informal land markets that are making a difference in living and working areas in peri-urban cities.

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5. Parallel Sessions I: Abstracts

Session 1.1 Framing the Peri-Urban and understanding the process

A Rethinking the Peri-Urban Concept through African Urban Thought: A Narrative Literature Review across Southern, East, West, Central, and North Africa

Sheila Uside Alumasa, University of the Western Cape

The concept of peri-urbanization remains theoretically unsettled. Dominant frameworks, from McGee's desakota to the European fringe-belt tradition, have been widely applied, yet no single concept adequately captures rural-to-urban transformations across such contexts. Africa, the world's fastest-urbanizing continent, presents a particularly acute challenge: by 2050 its population is projected to double, with peri-urban zones absorbing the greatest pressure, yet conceptual tools remain imported from Euro-American or Southeast Asian traditions. This paper synthesises how the peri-urban concept has been theorised, applied, and contested across five African regions Southern, East, West, Central, and North Africa through a narrative literature review. Literature was identified via Google Scholar using keywords peri-urbanization, informal urbanization, customary tenure, territorial governance across Anglophone, Francophone, and Lusophone sources from 2000–2024. Snowball referencing ensured coverage; the three vectors (territorial, functional, transitional) served as deductive codes supplemented by inductively derived themes. The review shows that all three vectors appear in African scholarship but are inflected by locally specific conditions: customary tenure as the primary governance mechanism; colonial boundaries producing enduring jurisdictional ambiguities; informality as a structural norm; and overlapping formal and customary regimes generating legal pluralism. North Africa's distinct spatial logics tied to medina expansion and Francophone planning traditions require separate treatment. Central Africa, underrepresented in Anglophone literature, is engaged through French-language scholarship on Kinshasa, Yaoundé, and Brazzaville; this gap is itself a theoretical finding. Drawing on Southern Urbanism scholarship, the paper proposes an Africa-grounded framework positioning four elements as constitutive, not peripheral, to peri-urban theory: customary tenure, legal pluralism, structural informality, and hybrid polycentric governance. Unlike prior reviews treating these as add-ons, this framework integrates them into a coherent theoretical architecture, positioning Africa as the originating source, not merely a site of theoretical renewal.

Constructing the Peri-Urban: Informal Building Practices as Drivers of Socio-Spatial Transformation

Anthony Boanada-Fuchs, IHS Rotterdam, The Netherlands

Much of the peri-urban literature explains transformation through land-use change, population growth, infrastructure expansion, or governance fragmentation. However, less attention has been paid to the actual processes through which peri-urban space is physically produced. This paper argues that peri-urbanization is fundamentally a process of informal construction. Peri-urban areas emerge through the superposition of rural and urban settlement patterns, densities, building technologies, and material supply chains. Rather than representing a simple transition from rural to urban, the peri-urban constitutes a distinct construction regime in which village-based building logics are rapidly adapted to urban land markets, demographic pressures, and economic opportunities. Drawing on evidence generated through the Inform2Build initiative, the paper examines how households, artisans, material suppliers, landowners, and informal developers collectively produce peri-urban landscapes through incremental construction practices. The resulting built environment reflects a hybrid condition: settlement layouts retain rural characteristics while built densities increase; traditional materials coexist with industrial products; and vernacular construction knowledge is continuously modified to respond to urbanizing conditions. These dynamics challenge conventional planning concepts that assume a linear transition from rural to formal urban development. The paper proposes understanding peri-urbanization as a process of "material urbanization," whereby changing construction practices and building ecosystems actively shape socio-spatial transformation. Recognizing these systems as legitimate components of urban development can support more adaptive and resilient land governance frameworks.

Redefining Peri-Urban Development in the Global south: From Urban Expansion to Resilient Urban Transition through evidence from Banjul, Nairobi, and Kabul

Abubacarr Marigo, Brigid Wambua and Muhammed Jawad Fayazi, Spring_Tu-Dortmund 25/26

Current theories of Peri-urban development primarily conceptualize Peri-urban areas through urban expansion and land-use transition, often overlooking their resilience and socio-ecological complexity. This limits their usefulness for contemporary planning practice. To address this gap, this paper presents a critical synthesis of the major conceptual traditions shaping Peri-urban studies, including the urban-rural fringe, urban expansion, suburbanization, Peri-urbanization, urban sprawl, and metropolitan transition. These concepts are re-examined through established theoretical perspectives alongside evidence from Banjul (The Gambia), Kabul (Afghanistan), and Nairobi (Kenya). Our analysis reveals three major conceptual shifts. First, we argue that prevailing theories continue to conceptualize Peri-urban development primarily through spatial expansion and land-use transition, giving comparatively little attention to the resilience of rapidly transforming Peri-urban systems. Second, the literature demonstrates a clear tension between interpreting Peri-urbanization as an indicator of successful urban growth and recognizing the vulnerabilities created by unplanned expansion, a tension that can be resolved by a resilience-oriented conceptual framework that integrates environmental, socio-economic, institutional and governance dimensions. Finally, evidence from the three case studies highlights resilience as an underexplored yet essential theme for understanding and guiding sustainable peri-urban development in the Global South. Ultimately, this paper proposes a resilience-oriented conceptual model that repositions resilience as a defining characteristic of peri-urban development rather than a secondary planning outcome. By integrating theoretical insights with evidence from the case studies to better rapidly urbanizing regions in the Global South.

Living Rurbanity in Peri-Urban Bengaluru, India

Jannis Meyer, Suryagayathri Geetha Devi, Uwe Altrock, Christoph Dittrich, Department of Human Geography, Georg-August-Universität Göttingen

While the dynamic Indian metropolis of Bengaluru is rapidly growing into its hinterlands, rural elements remain astoundingly sticky parts of everyday life. People actively assemble elements of the rural and urban to attain individual ways of making a living. We use the concept of rurbanity and view it through the lens of livelihoods to understand the lived realities and overarching conditions often found in peri-urban areas. Rurbanity means the interconnections between and amalgamation of the urban and rural in the form of distinct assemblages. Drawing on recent quantitative and qualitative data from two peri-urban towns in Greater Bengaluru, we aim to show for peri-urban areas how – despite strong dynamics of urbanization driven by major development projects (airport, highway corridors, office and industrial parks, large scale commodity housing) – the material and social reality in those areas is rather characterized by elements of rurbanity, how they are used as livelihood assets and, hence, transform the conditions under which households secure the necessities for their life. Furthermore, we explore and ask how the urban is superimposed on formerly rural contexts, how it is resisted, adopted, and adapted there, as well as how rural continuities help navigate rapid transformation at the fringe of the city. As part of the DFG research group FOR5903 “Sustainable Rurbanity“, this paper should – starting from the household level – form the basis for further exploration of the diverse manifestations of rurbanity on multiple scales.

Reconfiguring the Peri-Urban Frontier: Spatial Fix, Infrastructure Expansion, and Socio-Ecological Transformation in Sunyani, Ghana

George Kwadwo Anane, PhD, University of Energy and Natural Resources, Ghana

Peri-urbanisation in secondary cities across the Global South is increasingly driven by interconnected economic, political, demographic, and spatial processes that conventional urban growth models fail to explain adequately. Existing studies often reduce peri-urban expansion to population pressure and physical sprawl, overlooking the structural dynamics that produce uneven land transformation and socio-ecological change. This paper addresses this gap by examining the complex systems of drivers that shape peri-urbanisation in Sunyani through the lens of David Harvey's theory of the „spatial fix". The study conceptualises peri-urban expansion as a spatial strategy through which capital is redirected into land, housing, and infrastructure to sustain accumulation and absorb economic surplus. Using a multiple-methods approach that combines geospatial analysis, household surveys, stakeholder interviews, and land market assessments, the research investigates patterns of land-use change, infrastructure development, demographic mobility, and livelihood transformation between 2005 and 2025. Preliminary findings indicate that peri-urban growth arises from the interaction of speculative land markets, customary land commodification, state-led infrastructure investment, private real estate development, and rural–urban migration. These interconnected drivers are accelerating agricultural land conversion, intensifying informal economic activities, and fragmenting forest and wetland ecosystems. The paper argues that peri-urban territories are not transitional urban margins but contested spaces shaped by uneven development and competing socio-spatial interests. It concludes by proposing integrated and adaptive planning approaches that strengthen ecological resilience, livelihood security, and sustainable peri-urban governance in rapidly urbanising secondary cities.

Genesis of Peri-Urban Land Conflicts in Sub-Saharan Africa

Girma Mulu Alemu, Florence Muheiwre, Haramaya University, Ethiopia and Ardhi University, Tanzania

Over the years, there has been a discourse on peri-urban land conflicts in Sub-Saharan Africa. However, studies establishing the trend of scholarship and existing knowledge about the genesis of these conflicts have been fragmented and inadequate. By conducting a systematic review of literature from relevant databases, we reveal gaps in scholars'contributions over the years, across the region and databases. In doing so, we highlight gaps in the academic landscape that other scholars can build upon to explore the phenomenon in a specific context. Crosscutting scholarly debates concerning peri-urban land conflict demonstrate an intertwined web of factors. While rapid urbanization pressures are the alpha of peri-urban conflicts, they are also fueled by land market dynamics and commodification, legal pluralism, and land tenure systems, exacerbated by weak land governance and institutional fragmentation. Land expropriation and displacement emerge as both alpha and omega in the genesis of peri-urban land conflict. By tracing the genesis of peri-urban land conflicts and demonstrating how intertwined they are, we show that fragmented interventions may not address the situation. Thus, decision-makers need to take a holistic view before designing interventions if urban transformation in Sub-Saharan Africa is to be realized.

Session 1.2 Underlying drivers of Peri-urban Transformation

Lost in peri-urban implementations: The experiment of BuraNEST and the practice of Kebele Centers Program in urbanizing Lake Tana area, Ethiopia.

Wossen Gebreyohannes Balcha, KU Leuven

The rate of urbanization in Ethiopia is evidently far beyond what the state-led plans could cater for, given the massive rural-urban migration and citizen-led informality in peri-urban areas. In this regard, the state-led Kebele Centers Program attempts to pre-emptively organize locally driven townships in the rural landscape with an intention of limiting the proliferation of organic settlements which are perceived as challenges to effective planning. In parallel, concerned scholars have also proposed BuraNEST and experimented with locally resourced, cooperative, and vernacular approaches to sustainable township formation. This study reflects on these state-led and scholar-led approaches with the goal of understanding the challenges arising from citizen-led practices in implementing plans that aim to guide locally driven and self-managed transitions urban transitions. Backing on interviews and secondary materials, this study theoretically mobilizes the peri-urban, the right to self-manage and the vernacular to investigate state-led and scholar-led approaches in the Lake Tana area of Ethiopia. The results show that not only do the obliviousness of state-led planning and the positivism in scholar-led experiment leave room for autonomous citizen-led speculation, but also to the contamination of the vernacular self-management practices. Such processes are driven by aspirations for capital accumulation while citizens are compelled by sentiments of impermanence and loss of trust in state- and scholar-led interventions. As such, and in the absence of adequate means to implement plans, not establishing co-produced coordination with the vernacular practices of citizens is leading to yet another cycle of peri-urban planning contradictions and social inequality.

Foreign Grant-Financed Urban Infrastructure and Peri-Urban Transformation: Evidence from Ghana's Secondary Cities Support Programme

Mohammed Kamil Iddrisu, University for Development Studies, Ghana

Rapid urbanization across sub-Saharan Africa has intensified peri-urban growth, generating mounting pressures on infrastructure, basic services, and land governance in secondary cities. In Ghana, urban population growth more than tripled between 1984 and 2021, accelerating spatial expansion and straining institutional capacities for planned development. Despite growing reliance on foreign grant mechanisms to address these infrastructure deficits, the policy effectiveness of such instruments in shaping peri-urban trajectories remains under explored in the literature. This paper examines the effectiveness of the World Bank-financed Ghana Secondary Cities Support Programme (GSCSP Phase I), implemented through Urban Development Grants (UDG) under the Programme for Results (PforR) model. Grounded in Infrastructure-Led Development and Social Infrastructure theories, the study employs a quasi-experimental mixed-methods design, drawing on semi-structured interviews with Municipal Assembly staff and elected representatives, triangulated with documentary and case analysis between two municipalities. Findings reveal that the grants successfully delivered large-scale peri-urban infrastructure including modern roads, storm drainage systems, and market facilities with positive economic, social, and environmental outcomes. Critically, the study evidences strong community participation throughout project planning and management alongside efficient land acquisition facilitated by the voluntary contributions of traditional authorities. These community-driven dynamics reduced project costs, strengthened local ownership, and aligned infrastructure delivery with municipal development plans. However, contractor capacity constraints led to significant project delays, highlighting a key implementation bottleneck. The paper draws transferable policy lessons for designing future grant frameworks that leverage community participation and customary land governance as assets rather than obstacles in delivering resilient peri-urban infrastructure across the Global South.

Corridor-Led Peri-Urban Transformation and the Rise of Township Economies in Tanzania: Spatial-Economic Evidence from Inyonga, Majimoto, Laela, and Rujewa Townships

James Morrice Maghori, Institute of Rural Development Planning, Tanzania

Peri-urbanization is commonly examined as the expansion of metropolitan fringes, yet in Tanzania, similar transformations are emerging around small agrarian townships where agricultural commercialization, transport corridors, administrative functions, and market connectivity are reshaping land use and local economies. The purpose of this paper is to examine how corridor-linked rural transformation contributes to the rise and differentiation of township economies in the small Townships of Inyonga, Majimoto, Laela, and Rujewa. The study will apply a spatial-economic design that combines remote-sensing-based built-up change detection, GIS-based accessibility analysis, enterprise mapping, and qualitative institutional evidence. The analysis will compare settlement expansion, land-use conversion, enterprise diversification, and governance pressures across emerging and more consolidated township nodes. The paper dissects to identify how these townships represent a form of peri-urbanization beyond metropolitan edges, where rural production systems, commodity flows, service functions, and land governance pressures intersect. It will show how township growth can be productive and inclusive when supported by market access, infrastructure, and planning capacity, but can also generate informality, land-use conflict, and uneven value capture where governance systems lag behind spatial change. By linking peri-urban theory with township economies and corridor-led rural transformation, the paper will contribute to debates on resilient peri-urban development, sustainable land governance, and inclusive territorial planning in Africa.

Developing an Integrated Planning Framework for Sustainable New Town Development in Coastal Megacities: A Case Study of Lagos State, Nigeria.

Salifu Elijah, Victor Ilechukwu, Centre of Sustainable Urbanization, University of Lagos

Rapid urbanization has restructured the dynamics of many coastal megacities in the Global South, escalating demands on land-use planning, urban governance, environmental management, urban infrastructure, and housing provision. Lagos, Nigeria has a population of about twenty-two million with most of the urban population living in informal settlements characterized by insecure land tenure, inadequate infrastructure, overcrowding, and poor environmental conditions. Consequently, the Lagos State Government, through the New Towns Development Authority (NTDA), recently initiated the development of new towns along the Epe, Badagry and Ikorodu growth corridors. However, an adaptive and integrated planning framework is required to balance urban growth, ecosystem conservation, social equity, and rural livelihoods through flexible, technology-enabled planning, polycentric governance, and participatory land management. The study adopts a qualitative case study design supported by policy analysis, spatial planning literature, peer-reviewed literature, and reports from national and international institutions. The findings demonstrate that a fundamental shift from conventional physical planning toward integrated urban systems management is required in order to achieve sustainable new town development in Lagos. Conceptualizing Lagos as a dynamic socio-ecological system; where formal institutions, informal actors, ecosystems, and evolving land markets continuously interact.

Transforming Informal Settlements into Inclusive and Resilient Urban Communities: A Livelihood-Centred Sustainable Township Framework for the Global South

Rakesh Kumar Shami, Independent Infrastructure & Urban Development Consultant, India Former Chief Engineer (Civil), CPWD, Government of India

Rapid urbanization in the Global South has intensified the growth of informal settlements where low-income households face inadequate housing, deficient infrastructure, insecure tenure, environmental risks and limited livelihood opportunities. Conventional housing-led redevelopment or relocation can improve physical conditions but may also disrupt employment, social networks and access to urban opportunities. This paper proposes an **Integrated Livelihood-Centered Sustainable Township (ILP-ST) framework** for transforming vulnerable informal settlements into inclusive, resilient and economically productive communities. The framework provides an evidence-based decision process for determining whether a settlement should be upgraded in situ, selectively transformed or relocated, based on site safety, infrastructure feasibility, housing conditions, livelihood connectivity and social impacts. The proposed approach integrates affordable housing with basic infrastructure, mobility, employment, skills development, social facilities, green infrastructure, circular resource systems and participatory governance. It further proposes blended public-private financing and GIS/digital decision-support tools to improve spatial assessment, infrastructure planning and monitoring while retaining human accountability. The principal contribution is to reposition informal-settlement transformation from a housing-delivery exercise to an integrated process of **land, housing, livelihoods, infrastructure, environmental resilience, finance and governance**. The framework seeks to minimise unnecessary displacement while improving safety, economic opportunity and access to urban services. It is intended for future empirical testing through pilot projects in representative Global South cities.

Session 1.3 Digitalisation and Smart Governance in the Context of Peri-urbanisation

Bridging Urban Climate Research and Policy: Local Climate Zones in Climate Adaptation Planning

Fabienne Therese Bienert, Erasmus Mundus Master Student at Ruhruniversität Bochum (RePIC) Redesigning the Post-Industrial City (RePIC)

Climate adaptation planning increasingly acknowledges that climate-related risks vary considerably within cities. However, despite the growing availability of urban climate information, translating this knowledge into spatially differentiated planning remains challenging. Existing climate analyses are often fragmented across multiple datasets and planning documents, complicating their systematic integration into planning practice. The study examines the extent to which climate adaptation policies in Rotterdam and Essen reflect spatial differences in urban climate conditions and how these differences are translated into concrete adaptation measures. Using a comparative case study approach, the research combines the Local Climate Zone (LCZ) classification with geospatial analysis and a qualitative assessment of municipal climate adaptation policies. The comparison shows that Essen benefits from established urban climate mapping, including climatopes, whereas Rotterdam relies on a broader range of climate-related analyses. Despite these differences, both cities possess substantial urban climate knowledge. The findings suggest that the primary challenge is therefore not a lack of information, but its fragmentation and limited integration into planning processes. In this context, the LCZ framework demonstrates potential as a complementary planning tool by providing a standardised, city-wide classification, facilitating a comprehensive overview of urban characteristics, identifying priority areas, and improving the communication of climate related information. By linking urban climate research with planning practice, the study contributes to the discussion on spatially differentiated climate adaptation and demonstrates how standardised urban climate classifications can support more coherent, evidence-informed adaptation planning.

Examining Aspects of Regional Justice in the Context of Municipal Digitalization

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This study examines the contribution of digitalization to regional justice and how it changed between 2021 and 2026 in peri-urban and rural municipalities, using the adapted dimensions of distributive, procedural, opportunity, and intergenerational justice derived from the spatial justice framework. We conducted two online surveys in 2021 and 2026 among mayors and municipal employees in Westmecklenburg, including closed› and open-ended questions, enabling the integration of quantitative analyses with deductive thematic analysis. We found that distributive justice improved significantly through increased access to digital infrastructure, digital services, and digital education and training. Opportunity justice improved moderately, with progress in digital education, training, and the development of digital skills among citizens and municipal staff. Nevertheless, the lack of qualified IT staff, complex data security policies, and limited inclusivity of digital services (e.g., for older people) remain significant challenges. Progress in procedural justice was more limited. Despite the increasing adoption of digitalization strategies and intermunicipal digital cooperation, some municipalities reported no increase in citizen participation or transparency through digital technologies. Regarding intergenerational justice, digitalization consolidated practices introduced during the COVID›19 pandemic, strengthening institutional resilience and reducing work-related mobility. While the perceived significance of digitalization declined, the qualitative evidence indicates a shift from rapid implementation to institutional consolidation and integration. Overall, the findings indicate that digitalization strengthened regional justice between 2021 and 2026, although progress was uneven across municipalities and concerns about regional inequalities remain. Further progress will depend on sustained investment in digital capabilities, qualified staff, clear digital strategies, and inclusive digital services.

Situated Smartness at the Urban Edge. Interoperability Gaps in Digital Land Governance and Tenure Security in Windhoek

Felipe Gonzalez-Zapata, University of Stuttgart

A peri›urban territory is only as smart as the claims its governance systems can uphold, because legibility does not translate into security by itself. In Namibia, tenure security is produced way before state registration and then registration, if achieved, operationalises legibility with limited capacities. Based on this context, this paper explores how five distinct governance pathways dealing with land claims in the informal settlements of Windhoek, administrate and translate legibility into tenure upgrading. Here, resilient peri›urban transformation is being actively negotiated at an interface between various streams of enumeration that lead to various out outcomes in terms of housing and titling. Thus, as much as informal settlement claims gain administrative force when data turns occupation into evidence, the sourcing of a record, the mandate behind its production, the purpose for which it was collected, the way it moves across institutional boundaries, and notably certain mechanisms of community participation that produces them, have been shaping records differently and providing different degrees of security. Interoperability in terms of data governance argues that registration is more than a technical procedure with linear exchange; recognition can clarify occupation while leaving open the fiscal and infrastructural obligations that make tenure durable. A record does not move inertly across systems, but can also trigger decisions about responsibility, affordability and institutional exposure. Smart peri›urban governance therefore depends on whether a claim can retain force rather than being questioned again at every administrative threshold.

Resilient urban growth pattern of gurugram: Strenghtening Delhi

Anjali krishan Sharma, Riba, SFHEA

Delhi among the top most populated global cities of the world. The Delhi National Capital Region (NCR) is an archetypal case of peri-urbanisation. Delhi's got built and destroyed over time and the living inner city is the seventh one; about four centuries old. Currently the key peri urban areas are Faridabad, Gurgaon, (Haryana state) Noida, Ghaziabad (Uttar Pradesh) while the NCR includes others as well. Gurugram is a unique example of planning one of the fastest growing cities in Asia then. The growth trajectory accelerated with liberalisation policy (1991) then in place; facilitated politically, strongly under pinned by local governance for infrastructure and now second largest IT hub of India after Bangalore. The case example of Gurugram demonstrates urban growth; system of land use; demographic transitions; gentrification; latest infrastructures facilitated by the local authorities whereas parallelly the socio-cultural needs of the local community too facilitated thus a sustainable approach that ensured stable continuity. The planning approach designed as public private partnership (PPP) model with policies in place and Delhi city bursting at its seams proved to be an ideal opportunity. Further the existing natural ecosystems being vulnerable for development but the presence of local population responded timely and continuing that exhibits the impact on livelihood as well. The paper shall focus on the trajectory of urbanisation for Case study of Gurugram and may draw parallel with other peri urban cities of Delhi. The learnings of Gurugram are significant for the context of northern India- an interesting example of global south.

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6. Parallel Sessions II: Abstracts

Session 2.1. Governance of Transboundary Social and Infrastructural Systems

Mobility Across Unclear Boundaries: Governance and Accessibility Challenges in Peri-Urban Areas

Dorcas Nthoki Nyamai, TU Dortmund University

Peri-urban areas are often analysed through the lenses of land conversion, informal settlement growth, or environmental change. However, mobility systems reveal the governance challenges created by shifting urban-peri-urban boundaries. This paper argues that transport infrastructure and everyday mobility provide a useful lens for understanding peri-urban transformations because mobility networks routinely cross administrative jurisdictions while planning responsibilities remain fragmented. Administrative boundaries rarely correspond to the boundaries of people‘s daily lives. People may live in a different municipality, work in the city, send children to school elsewhere and depend on transport systems governed by multiple authorities. The result is an uneven geography of accessibility, investment and public service provision. Drawing on comparative research on mobility, accessibility and spatial justice in rapidly urbanising African cities, the paper explores how ambiguous institutional boundaries shape transport planning and everyday travel. Examples include discontinuities in infrastructure, fragmented road maintenance responsibilities, competing planning mandates and unequal provision of public transport services at the urban fringe. Rather than viewing these challenges solely as technical infrastructure deficits, the paper interprets them as manifestations of overlapping governance systems and contested territorial authority. The paper argues that mobility should be recognised as both an outcome and an indicator of peri-urban governance, revealing where institutional fragmentation disproportionately affects marginalised communities. Instead of treating transport planning as a sectoral concern, the research advocates integrated governance approaches that align land-use planning, infrastructure provision and accessibility across administrative boundaries.

Optimizing Mobile Health Infrastructure in Rural ›Peri‹ Urban Interfaces

Parham Gholi Zadeh, TU Dortmund

Rapid socio-spatial transformations in rural and peri-urban regions pose critical challenges for equitable access to healthcare services. Peripheral areas frequently experience long travel times and fragmented service provision, undermining resilience and spatial justice. This study examines how spatial optimization can support more equitable and adaptive healthcare infrastructure planning through the deployment of mobile health clinics. Using Vorpommern-Greifswald, a peripheral district in eastern Germany, as a case study, the research applies the minimax p-centre location-allocation model. The model identifies optimal mobile clinic locations that minimize maximum car travel time from residential areas while covering a high proportion of the population. Grid-based analysis and travel-time data reveal significant potential to reduce access disparities and provide concrete candidate sites for service deployment. The findings demonstrate that quantitative decision-support tools can inform land governance and infrastructure planning in transitional rural-peri-urban landscapes. Mobile clinic strategies are positioned as flexible planning instruments requiring coordination among local governments, health authorities, and communities. The study discusses implications for integrating health service location into territorial strategies, multi-level governance arrangements, and policies aimed at reducing spatial inequalities. By connecting operational research methods with questions of equity and resilient peri-urban development, this work contributes to debates on how planning instruments can address the dynamics of peripheral regions and support more just and sustainable governance frameworks.

Governing Inequality: Power, Institutions and Water & Sanitation Access in Peri-Urban Harare

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Access to water and sanitation in peri-urban settlements remains extremely uneven, especially in contexts characterised by rapid urbanisation and institutional complexity. While existing studies have largely attributed these challenges to fragmented governance systems, less attention has been paid to how institutional arrangements actively shape power relations and produce inequality in service access. This paper addresses this gap by examining the governance of water and sanitation in Caledonia, a rapidly growing peri-urban settlement located south-east of Harare Zimbabwe, through a political ecology lens. Drawing on household surveys, key informant interviews, and spatial analysis, the study demonstrates that water and sanitation access is not just a function of institutional weakness, but is also structured through contested authority, informal control systems and unequal resource distribution. Multiple actors, including state agencies, private developers, cooperatives and community groups, interact in ways that both enable and constrain access, reinforcing exclusion for already marginalised residents. The findings further show that the spatial distribution of boreholes and the sanitation infrastructure reflect underlying socio-political dynamics, resulting in differentiated access across the settlement. Building on these insights, the paper develops a governance framework that moves beyond coordination and institutional integration to foreground equity, accountability, and the recognition of informal systems. The framework contributes to ongoing debates on peri-urban service delivery by demonstrating the need to consider power and inequality issues in governance interventions. Linking governance analysis with political ecology, the paper identifies pathways towards more inclusive and resilient service provision.

Governing Peri-Urban Expansion through Water-Sensitive Land-Use and Settlement Planning: Lessons from Sam Neua, Lao PDR

Adrian Hodgosn, Habitat Unit, TU Berlin, Germany)

Rapid urban expansion in secondary cities is transforming peri-urban and urban extension areas, where agricultural land, water systems, settlement growth and private development pressures increasingly intersect. Without proactive land-use and water governance, these transformations can contribute to avoidable climate-related loss and damage through increased exposure to flooding, landslides, water stress and environmental degradation. This paper examines these dynamics through Sam Neua Town in Lao PDR. Developed under the PolyUrbanWaters project, the case illustrates how water-sensitive, integrated urban planning can serve as a practical governance instrument for land conversion and resilient peri-urban transformation. A central issue is the conversion of agricultural and forest land into buildable plots, driven by settlement expansion, local land markets and limited capacity to guide or control development. Practices such as mountainside cutting, paddy-field filling, deforestation and surface sealing are reshaping drainage patterns, catchment functions and downstream exposure to flood, drought and water-quality risks. The process addressed connected challenges including unregulated settlement growth, unsafe construction in risk-prone locations, catchment degradation, inadequate stormwater and wastewater systems, water supply gaps and loss of green-blue infrastructure. Rather than treating these as separate sectoral problems, the planning process brought together water management, land-use zoning, settlement planning, risk reduction, environmental protection and capacity development within one integrated framework. Grounded in a participatory, cross-sectoral process involving local government, technical departments, village-level actors and community representatives, the case shows how locally adapted tools and polycentric, multi-level implementation arrangements can bridge peri-urban land governance and climate-resilient urban development.

Peri-Urban Territories as Living Systems: Rethinking Governance Through Ecological and Informal Spatial Practices in the Arab Region

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Peri-urban territories in the Arab region are undergoing profound socio-spatial transformations, where rapid urban expansion, land-use change, ecological pressures, and fragmented governance arrangements intersect. Rather than representing transitional zones between urban and rural areas, these territories increasingly function as hybrid landscapes shaped by multiple actors, informal practices, environmental processes, and uneven institutional capacities. This paper examines peri-urban transformation as a governance challenge, exploring how planning systems can respond to complex territorial dynamics under conditions of uncertainty. Drawing on selected cases from Lebanon and Iraq, the research investigates the relationship between formal planning frameworks, everyday spatial practices, ecological systems, and community-based adaptations that continuously reshape peri-urban landscapes. Through a design-research approach informed by spatial analysis, the paper explores how ecological infrastructure, participatory mapping, and locally embedded knowledge can contribute to more adaptive forms of territorial governance. It also argues that resilience cannot be achieved through physical interventions alone but requires governance approaches capable of recognizing diverse actors, negotiating competing interests, and adapting over time. The paper highlights three interconnected dimensions of resilient peri-urban development: strengthening multi-level and multi-actor coordination; integrating ecological systems into spatial planning and land management; and creating participatory processes that connect institutional decision-making with local territorial knowledge. By reframing peri-urban areas as active territories of negotiation rather than incomplete urbanization, this paper contributes to debates on sustainable land governance and resilient spatial transformation, particularly within rapidly changing contexts where conventional planning approaches struggle to address socio-ecological complexity.

Session 2.2. Framing the Peri-Urban and understanding the process

Urban Institutional Structure and Informal Settlement Developments in Nigerian Cities

Salifu Elijah, Victor Ilechukwu, Jimoh O. Haruna, Centre of Sustainable Urbanization, University of Lagos

Rapid urbanisation in Nigeria has produced a persistent proliferation of informal settlements that defy conventional planning interventions. The major drivers include natural population growth, rural-urban migration, poverty, and governance failures, such explanations are frequently static and insufficiently historical. This paper adopts a path dependency framework to examine how historical institutional policy trajectories and planning decisions have contributed to this phenomenon and adopts a qualitative, document-based research approach, drawing on peer-reviewed literature, policy documents, legislative instruments, and reports from national and international institutions. Guided by the path dependency framework, the study examines how historical planning decisions, institutional arrangements, and policy trajectories have contributed to the emergence and resilience of informal settlements in Nigerian cities. The findings reveal that informal settlements are structurally embedded and reinforced by colonial planning legacies, post-independence governance structures, the Land Use Act of 1978, institutional inertia, and fragmented urban governance, as against them being viewed as temporary or accidental developments. The self-reinforcing patterns of these historical and institutional processes have continued to provide the oxygen that sustains informal land markets, insecure tenure, and uneven urban development. The study concludes that informal settlements cannot be effectively addressed through reactive regulatory measures or periodic evictions as they are integral footprints of path-dependent features of Nigeria's urban system. Based on this fact and the need to promote more equitable, resilient, and sustainable urban development, the study recommends comprehensive land governance reform, strengthened institutional coordination, inclusive and adaptive urban planning, greater community participation, in-situ upgrading of informal settlements, and proactive investment in affordable housing and urban infrastructure.

Agricultural cooperatives under urban pressure: Land-use change and agrarian transformation on the southern periphery of Meknes

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Morocco's rapid urbanization is profoundly transforming rural territories on the margins of major cities. This process is particularly visible in Meknes, the country's sixth-largest city, where urban expansion increasingly affects the fertile agricultural land of the Saïs plain. This paper examines the resulting competition between agricultural and urban land uses through the agrarian-reform cooperatives located on the city's southern periphery. Established on former colonial estates, these cooperatives followed a distinctive radioconcentric model of collective agricultural production. Farmers' dwellings, gardens, orchards and arable land were originally organized in successive rings around central hubs containing shared facilities. However, the 2005 mainlevée reform transformed beneficiaries' restricted usufruct rights into full private ownership, facilitating land sales and exposing cooperative land to growing urban and agricultural investment. Drawing on diachronic land-use analysis, cadastral and planning documents, institutional data and field observations, the paper analyses the differentiated trajectories of these cooperatives. Their formerly homogeneous agricultural landscapes are increasingly giving way to a fragmented mosaic of urban development, individually managed farms and capital-intensive agricultural holdings. Nevertheless, new housing subdivisions largely reproduced the boundaries and radioconcentric geometry of the former cooperative parcels. The study demonstrates that peri-urbanization is an institutional, economic and morphological process through which land privatization, competing investments and inherited agrarian structures jointly reshape agricultural production and peri-urban landscapes.

Reimagining the Peri-Urban: Operationalizing Imageability through Comparative GIS Analysis of Metropolitan Milan and Metropolitan Manila

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Peri-urban regions are among the fastest-transforming landscapes worldwide, where rapid urban expansion increasingly reshapes spatial identity, environmental quality, and regional development. As cities continue to expand beyond their physical limits, peri-urban areas become hubs of regional transformation. These transformations are accompanied by challenges such as overpopulation, housing shortages, inadequate infrastructure, environmental degradation, and declining quality of life. Beyond physical change, rapid urban transformation can also alter the imageability and spatial identity of peri-urban landscapes, diminishing their character and legibility. While previous studies have examined urban expansion, land-use change, and regional transformation, relatively little attention has been given to how these processes reshape the imageability and spatial identity of peri-urban landscapes. This study addresses this gap by examining the imageability of selected peri-urban transformation corridors through Kevin Lynch's five elements of city image. This study focuses on the analysis of the five key elements of a city according to Kevin Lynch. To evaluate the relevance of the five elements to peri-urban transformation and development, this study compares and analyses critical transformation hubs in two case cities: Metropolitan Milan, Italy, and Metropolitan Manila, Philippines. Using GIS-based analysis, this study seeks to reveal how urban transformation influences the imageability of peri-urban landscapes by operationalizing Kevin Lynch's five elements into thematic GIS-based spatial indicators for comparative analysis, while identifying planning opportunities that strengthen regional identity and resilience. Furthermore, this study aims to inform planning strategies that enhance the imageability and regional identity of peri-urban landscapes while promoting resilient, culturally grounded, and sustainable built environments.

Instant cities, gradual transitions: Administrative reclassification and socio-spatial transformation in Oromia, Ethiopia

Ute Vees, Bethelhem Gebremedhin, Zegeye Cherenet, University of Stuttgart, Ambo University, Addis Ababa University

Urbanisation is known as a gradual change in livelihoods, settlement density, land use practices, and social organisation, as rural populations shift to urban ways of life, typically over years or generations. Beyond natural growth and migration, reclassification has become an increasingly significant driver of urbanisation, particularly in rapidly urbanising contexts. In Ethiopia the national decentralisation strategy, including the implementation of 'development corridors' is an abrupt shift from rural to urban for many areas. Towns are merged and rural Kebeles (wards/sub-districts) are rezoned and incorporated into urban areas, creating new Higher Cities. This administrative shift changes land use classification, property rights, governance structures, and administrative processes while leading to physical and spatial transformation. Legal status therefore runs at a different pace than lived, practised urbanisation, producing a gap between these two forms of urbanisation, administrative and socio-spatial, that is rarely captured in planning and policy. This research aims to understand the gap between socio-spatial urbanisation as a gradual process and reclassification as an abrupt legal-administrative event taking Oromia region, Ethiopia, as a case. It first compares rural versus urban, formal regulations versus customary norms and practices. It then examines how this gap, process versus reclassification, plays out in spatial reconfiguration on the ground. Methods include document reviews, interviews with officials and experts as well as with inhabitants of former villages. Clarifying this gap, and the related conceptual distinctions of the two forms of urbanisation as a shared process, can help planners and policymakers better manage the transition in newly urbanised areas.

Peri-urbanization labyrinths and urban land use governance in Techiman, Ghana

David Anaafo, George Kwadwo Anane, Paul Domanban Bata, Edna Agyepong, University of Energy and Natural Resources, University of Integrated Business Development Studies, VRA Academy

Peri-urbanization is vilified and exalted in equal measure for its role in the transformation of rural-urban landscapes. The present study assessed pathways for peri-urban land use governance to promote sustainable and integrated urban development. The study is purely qualitative and employed semi-structured interviews to collect data from Key Informants and individual peri-urban residents in the Techiman Municipality of Ghana. Observation was also used in a "look-and-see" fashion to ascertain on-the-ground land use and peri-urbanisation issues. The data was analysed thematically in relation to land allocation and land use management, infrastructure provision and management and physical accessibility. Preliminary results show that land allocation is predominantly driven by the traditional chieftaincy authority in collaboration with a large informal network of property agents who mediate land transactions. About 80% of houses had no requisite permits from the appropriate state authorities. There is also weak infrastructure provision in peri-urban settlements as all residents' access water through privately constructed systems. While household sanitation is variously managed privately, public waste collection systems are non-existent. It is recommended that land sale processes should be linked to the permitting process through chieftaincy/local authority brokered mechanisms so that the duality of land governance does not impede sustainable city making. Peri urban settlements should be categorized as small towns and provided with small town water supply and sanitation systems as is already being done for smaller rural areas within the municipality. This will improve access to public sanitation and water supply services and minimize the dependence on groundwater resources.

Session 2.3. Planning and Governance of Peri-Urban Land Transformation

From Freehold to informal urbanism: Land Administration failures in Peri-urban areas of Sub-Saharan Africa

Sheila Uside Alumasa, University of the Western Cape

Land administration across Sub-Saharan Africa was constructed on a colonial binary: formal urban land recorded in deeds registries and cadasters, and customary rural land governed through traditional institutions. Between these two categories lies a third, ungoverned type of freehold farmland on city edges informally subdivided and settled without planning authorization. Despite these areas having formally registered land continues to be governed through weakly harmonized systems leading to unregulated urban development, even as the city expands and successive waves of legal reform are enacted. The peri-urban zones are characterized by rapid spatial growth, varying degrees of formal or semi-formal land registration, and yet pervasively inadequate development control and administrative coherence. These zones are an institutional blind spot, overlapping rural and urban jurisdictional mandates, yet not specifically addressed as a distinct governance category. A narrative literature review was conducted across four Sub-Saharan African regions: Southern Africa (Johannesburg, Lusaka), East Africa (Nairobi, Kampala, Dar es Salaam), West Africa (Accra, Lagos), and Central Africa (Kinshasa). Scholarship was retrieved from Google Scholar across English sources from 2000 to 2024, using terms including freehold conversion, peri-urban land administration, tenure insecurity, and cadastral failure. Conceptual vectors of peri-urbanization (territorial, functional, and transitional) provided the empirical structure, supplemented by inductively derived institutional themes. Four cross-regional governance failures emerge. Cadasters are rarely updated as freehold parcels fragment through informal subdivision and unregulated development. Planning jurisdictions terminate at gazetted urban boundaries, leaving peri-urban freehold in regulatory vacuums. Dual tenure regimes shaped by divergent British and hybrid colonial traditions generate legal ambiguity, exposing occupants to dispossession. Continental policy frameworks address customary or urban land, with the conversion of freehold land consistently overlooked. These failures hinder service delivery, enable speculative land-grabbing, and produce untaxed, unregulated growth across expanding regions.

Contested Frontiers: Legal Pluralism, Governance Fragmentation, and Tenure Insecurity at the Addis–Sheger Peri-urban Interface

Dr. Daniel Gebretsadik Ayele, Kotebe University of Education

This paper examines the nature of land rights and tenure security in the peri-urban areas surrounding Addis Ababa and the challenges these dynamics pose to the livelihoods of local landholders. Empirical data were collected through interviews and focus group discussions, complemented by a desk-based review of legal, policy, and secondary sources. Land in Ethiopia continues to constitute a deeply contested political terrain, and this is particularly evident in transitional peri-urban areas where divergent land governance regimes coexist, overlap, and frequently contradict one another. The coexistence of rural and urban landholding systems has produced a condition of legal pluralism characterized by institutional ambiguity, overlapping mandates, and fragmented land governance. The recent emergence of Sheger City has introduced a new metropolitan governance formation, producing a metropolitan frontier in which shifting boundaries, competing authorities, and contradictory regulatory frameworks intensify uncertainty and governance fragmentation. Rather than functioning merely as transitional spaces, these peri-urban areas have increasingly become contested urban frontiers that expose local landholders to heightened tenure insecurity and administrative instability. Major challenges faced by local landholders include coercive expropriation practices, inadequate and delayed compensation, and systemic tenure insecurity arising from ambiguous legal frameworks, inconsistent enforcement, and the abuse of due process. These pressures contribute to forced displacement, livelihood erosion, and deepening socio-spatial vulnerability. Beyond governance challenges, peri-urban transformation also carries ecological and resilience implications. The loss of agricultural land, disruption of local food systems, and degradation of ecological buffers weaken community adaptive capacity. These environmental pressures intersect with governance fragmentation to create multidimensional vulnerabilities that current planning and land administration frameworks cannot adequately address. The findings underscore the urgent need for adaptive and context-sensitive legal and institutional reforms to foster equitable, transparent, and resilient land governance at the urban periphery of Addis Ababa.

How land law can strengthen the resilience of female and male farmers - Insights from Ethiopia and Malawi

Dr. Karin Gaesing, Institute for Development and Peace (INEF), Univ. Duisburg-Essen, Germany

The Institute for Development and Peace (INEF) conducted the BMZ-funded research project "Ways out of poverty, vulnerability and food insecurity" from 2015 to 2025. The project that focused on rural areas, analysed the impact of different measures on poverty reduction, food security and resilience, with special regard on gender issues. We found secure land tenure and access to credit to be of utmost importance for farmers. In Ethiopia and Malawi, the application of a modern land law is put into practice by the government and supported by donors. In Ethiopia, almost all plots in the highland areas are measured and registered in a cadastre. The process has been quite transparent. Two innovative approaches are of relevance for the farmers' economic progress and the improvement of the situation of women. Firstly, land titles are issued in the name of husband and wife for married couples, which gives women more security and power in family and society. Widowed and divorced women have a source of living now. Secondly, land titles can be used as collateral to obtain a bank loan. In case of repayment failure, the land is not taken by the bank, but the use right is given to someone for a defined number of years. Afterwards the land is returned to its owner. Loans allow male and female farmers to buy inputs for using their plots more productively and thus produce better harvests. Wealth and the security of a land title make farmers more resilient against land grabbing.

The Land, the Law, the Lawn: Coloniality in Peri-Urban Land Governance

Dr. Alexander Jachnow, CiTra CIty Transition

Peri-urban areas have become the principal arenas of urbanization across the African Continent, where rapid population growth, informality, rural linkages and ecological systems converge. Frequently characterized as spaces of weak governance and uncontrolled development, they are prompting calls for stronger planning and land management. This paper argues that many of these challenges are not the consequence of insufficient governance, but of governance systems that continue to reproduce colonial planning paradigms. The author proposes “the land, the law, and the lawn” as a conceptual framework for understanding the persistence of colonial planning in peri-urban governance. “The land” refers to the enduring legacy of colonial dispossession and the commodification of land, which continue to shape unequal access to land and the coexistence of customary, communal, and statutory tenure systems. “The law” captures the persistence of Euro-centric planning legislation, zoning regulations, engineering standards, and administrative procedures that privilege formal urban development while rendering much of peri-urban growth informal or illegal. “The lawn” represents the aesthetic and ideological foundations of planning: the enduring aspiration for low-density, suburban landscapes that separate living, working, farming, and nature into distinct spatial functions, despite the productive, mixed-use realities of African peri-urban regions. Drawing on planning practice and policy engagement in Namibia and comparative experiences across Sub-Saharan Africa, the paper argues that resilience cannot be achieved by strengthening inherited planning instruments. Instead, it requires dismantling the colonial assumptions embedded in land relations, legal frameworks, and planning imaginaries. Recognising peri-urban areas as dynamic socio-ecological systems in their own right, rather than as transitional spaces awaiting urbanization, provides the foundation for adaptive land governance that values hybridity, productive landscapes, and locally embedded forms of resilience.

Adaptive Hybrid Governance and Uneven Tenure Security in Peri-Urban Ethiopia: Evidence from Women, Youth, and Elderly Land Use Right Claimants

Elias Gudissa Kebede, Lecturer at Ethiopian Public Service University and PhD Candidate in Addis Ababa University Department of Sociology and Social Anthropology

Rapid peri-urban expansion pressures land governance and exposes the limits of state-centred approaches to secure equitable tenure rights. While legal pluralism explains the coexistence of formal and informal institutions, less attention is given to how they adapt to rapid socio-spatial change. Building on hybrid governance and legal pluralism, this paper introduces adaptive hybrid governance to explain how evolving institutional relationships shape differentiated tenure outcomes. Drawing on multi-sited ethnography and 159 land-related court cases from peri-urban Addis Ababa, Ethiopia, this study examines the adaptive interactions among formal courts, local administrations, and community-driven institutions governing land registration, expropriation, compensation, and dispute resolution. The paper focus on how women, youth, and elderly landholders navigate these overlapping arrangements. The findings show that tenure security is produced through adaptive interactions between formal and informal institutions. While these adaptations sustain governance during rapid urbanisation, they generate unequal outcomes. Widows face significant barriers to claiming land registered under deceased spouses; youth remain excluded from independent landholder recognition despite agricultural contributions; and older landholders experience declining security as entitlement ties increasingly to active cultivation. Because recognition depends on socially negotiated criteria like household headship rather than statutory rights alone, these groups face heightened risks of exclusion, inadequate compensation, encroachment, and prolonged litigation. By shifting attention from institutional coexistence to institutional adaptation, this paper offers a perspective on how land rights are secured and distributed within rapidly transforming peri-urban contexts.

Falling through the Gap of Customary and Statutory Governance: Peri-Urban Land Justice for Women in Ghana

Saru G. Thomas, Brigid W. Wambua, Muhammad J. Fayazi, AbuBacarr Marigo, TU-Dortmund, Spatial Planning – SPRING

Land tenure governance in peri-urban Tamale and northern Ghana is shaped by the coexistence and overlapping of customary and statutory jurisdictions, wherein most lands remain under customary authority. This desk-based study synthesizes regional scholarship to explore how misalignments between these systems produce persistent disadvantage for women and other holders of secondary land rights, using a tripartite environmental justice lens that integrates distributional, procedural and recognition dimensions. The analysis argues that tenure insecurity is a structured, self-reinforcing process in which governance gaps and entrenched social norms confine women to the lower tiers of customary tenure. Women, largely excluded from primary ownership gain access through derivative use rights that typically remain informal and undocumented. The growing marketization of peri-urban customary land, together with the conversion of tree-based cash-crop plots, intensifies livelihood precarity and food insecurity. These injustices intersect and accumulate across the life cycle of peri-urban women and are magnified by rapid urban expansion, as land transactions are difficult to reverse once concluded. Documented interventions such as local land administration offices and community dispute-resolution initiatives show potential to improve tenure security, but their narrow focus and limited coordination render them powerless by the very injustices they leave unaddressed. Interpreting diverse empirical and advocacy materials through an environmental justice framework, this study concludes that only integrated, multi-dimensional reforms, grounded in grassroots participation and backed by sustained commitment from both customary and statutory authorities, can secure women's land rights and translate those tenure gains into household food security, housing stability and broader community resilience.

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7. Parallel Sessions III: Abstracts

Session 3.1. Climate Change and Impact on Social and Ecological Systems

Redirecting urban sprawl in Africa: The contribution of ecological buffer zones to socio-environmental challenges

Nicolas Greiner, Anasua Chakraborty, Florian Debèves, Jacques Teller, University of Liège (Belgium)

Urban sprawl, driven by rural exodus and natural population growth, is expected to persist in sub-Saharan African cities, where over 50% of the population will reside in urban areas by 2030 (Akanbang et al. 2025; Dekolo et al. 2025). When combined with climate change, unchecked urban sprawl exacerbates urban vulnerability by reducing agricultural land in periurban areas and threatening food security (Hemerijckx et al., 2025). Current studies often analyse the relationships between climate, migration, and urbanization in a linear and insufficiently territorialized manner. This research shifts the analytical focus. The question is not whether climate change, alongside known factors, directs populations toward cities, but rather which forms of urban growth absorb these migrations, their spatial logics, and their socio-environmental impacts. We hypothesize that ecological buffer zones could effectively redirect urban growth patterns toward environmental preservation and the protection of periurban agricultural land. Using a cellular automata-based simulation model, the urban expansion of two major cities, Kumasi and Dar es Salaam, was modelled up to 2050. This allowed an assessment of the extent to which nature-based solutions (NBS) and existing planning constraints can effectively and sustainably steer urban growth. The analysis highlights divergences between unregulated expansion (business-as-usual scenario) and the implementation of ecological buffer zones in terms of spatial form, density, and the environmental pressures associated with urban expansion. However, the potential benefits of ecological buffer zones depend on the forms of territorial regulation and governance that connect cities to their surrounding periurban areas.

Collaborative Governance of Blue–Green Infrastructure for Sustainable Land Use Management and Climate Resilience in Lagos State, Nigeria

Peter Elias, Victor Ilechukwu, Salifu Elijah, Centre for Housing and Sustainable Development, University of Lagos

Rapid urbanisation, informal land-use development, climate-related hazards, and institutional fragmentation undermine sustainable land-use management and urban resilience in Lagos State, Nigeria. This study examined how collaborative Blue–Green Infrastructure (BGI) governance can address these challenges. It investigated the challenges affecting BGI implementation, analysed the role of participatory planning governance, and evaluated the integration of BGI into spatial planning strategies. The study adopted a qualitative desktop research design based on secondary data obtained from local and international publications, planning documents, and peer-reviewed literature. Data were analysed using qualitative content and thematic analysis. The findings revealed that institutional inertia, and continued degradation of natural ecosystems limit BGI implementation in Lagos while inclusive spatial planning promotes sustainable urban development. The study developed a Collaborative Blue–Green Infrastructure Governance Framework that integrates ecological planning, ecosystem-based approaches, stakeholder participation, institutional coordination, and adaptive governance to strengthen sustainable land-use management and climate resilience. It concludes that Lagos State requires a shift from sector-based fragmented planning to an integrated collaborative BGI governance approach. The study recommends mainstreaming BGI into climate adaptation, statutory planning and, strengthening institutional capacity and inter-agency coordination, planning enforcement, participatory governance, geospatial monitoring, and ecological protection, while validating the framework in Lagos State and other rapidly urbanising coastal cities of the Global South.

Climate-Responsive Architecture in Peri-Urban Lagos: Addressing Policy Attention Deficit through Adaptive Governance

Anthony C. O. Iweka, Stephanie A. Aghraghra, University of Lagos, Department of Architecture

Peri-urban Lagos - particularly the fast-transforming corridors of Ikorodu and Ibeju-Lekki - illustrates a critical governance paradox: a construction economy expanding faster than institutional capacity to regulate it. This mismatch, conceptualized as policy attention deficit, reflects a structural condition where governance systems fail to keep pace with the climate consequences of peri-urban growth. The deficit is most acute at the building scale, where envelope design, orientation, ventilation, and green cover determine whether rapid housing expansion produces thermally resilient environments or compounds heat stress, flooding, and energy poverty. Self-help housing - the dominant initiative in these corridors, produced outside regulatory reach - is simultaneously the most climate-vulnerable building stock and the least addressed by planning instruments. Drawing on a research-through-design PhD investigation calibrated to Lagos's hot-humid climate and grounded in peri-urban governance scholarship, this paper advances two arguments: first, that self-help housing constitutes the frontline of climate vulnerability in peri-urban Lagos; and second, that climate-responsive building standards embedded within adaptive development control and performance monitoring can function as governance instruments reaching where conventional enforcement cannot. The paper presents a framework integrating climate-responsive typologies - passive cooling strategies, green envelopes, and sensor-calibrated comfort systems validated through building-performance simulation - with multi-actor coordination among planning authorities, community developers, and environmental agencies. By linking measurable building performance to adaptive governance reform, it offers a replicable model for cities across the Global South where policy attention deficit and climate vulnerability co-evolve in rapidly transforming peri-urban territories.

Governing the Urban–Biosphere Interface: UNESCO Biosphere Reserve Transition Areas as Frameworks for Resilient Peri›Urban Development in Eastern Africa

Mary Nyasimi, Samuel Partey, Ayansina Ayalande, Jemimah Kimitu, UNESCO

Rapid urban expansion across Eastern Africa is transforming UNESCO Biosphere Reserve transition zones into peri-urban landscapes where urban growth, rural livelihoods, biodiversity conservation, and climate resilience intersect. These areas face fragmented land governance, competing land-use demands, infrastructure expansion, informal settlements, ecosystem degradation, and climate risks. Although biosphere reserves were established as learning sites that reconcile conservation with sustainable development, their transition zones remain underused as governance mechanisms for peri-urban transformation. This paper argues that they provide landscape-scale frameworks for integrating ecological integrity, inclusive development, and climate resilience. Using comparative cases from Lake Tana Biosphere Reserve in Ethiopia, Mount Elgon Transboundary Biosphere Reserve in Kenya and Uganda, Malindi–Watamu Biosphere Reserve in Kenya, and Western Indian Ocean Island Biosphere reserves, the paper examines how Biosphere zonation and participatory governance can strengthen land management. It assesses five dimensions: institutional coordination across sectors and levels; participatory planning and recognition of Indigenous Knowledge; integration of biodiversity conservation with peri-urban planning; climate-resilient land use and ecosystem-based adaptation; and mechanisms for balancing economic development, social equity, and ecosystem integrity. The study draws on the UNESCO Man and the Biosphere Programme, landscape governance theory, and adaptive governance principles, supported by management plans, governance arrangements, zoning frameworks, and policies. It concludes that transition zones should be recognised not merely as conservation buffers, but as territorial governance spaces. Through multilevel collaboration, nature-based solutions, and integration of scientific and indigenous knowledge, biosphere reserves can guide resilient urban–rural transformation while advancing biodiversity, climate, and sustainable development commitments.

Peri-Urban Informal Settlements, Climate Loss and Damage, and Land Governance in Afghanistan, Kenya, and The Gambia

Brigid Wambua, Abubacarr Marigo, Jawad, SPRING, TU Dortmund

Climate risk, adaptation constraints, and fragmented land governance are examined in peri-urban informal settlements in Afghanistan, Kenya, and The Gambia. Due to their location at the urban-rural interface, they concentrate exposure to flooding, heat, and water insecurity but are weakly integrated into formal planning, land management, and infrastructure regimes. This paper describes a comparative desk-based study exploring the nature of climate-related harms in peri-urban informal settlements and insufficiency of governance arrangements to prevent or reduce these harms. Applying secondary analysis of policy documents, humanitarian assessments, reports, and academic literature, the study links economic and non-economic losses (including damaged housing, loss and damage to livelihoods, health burdens, recovery time) with local adaptation practices and upgrading interventions. Results reveal that, among the countries considered, despite differences in political and environmental context, peri-urban informal settlements face overlapping challenges of rapid speculative urban expansion, insecure and hybrid land tenure, and often-uncoordinated service delivery, as well as significant barriers to participation in planning. Those conditions create the urban liability gap, residents bearing the cost of climate loss and damage yet risk is co-produced by wider land governance and planning decisions. The paper argues that resilient peri-urban transformations require integrated land governance frameworks that recognise informal settlements as legitimate urban constituencies delivering contextualised upgrading strategies and anchor community engagement in climate adaptation and spatial planning in institutions. By foregrounding loss and damage in peri-urban informal settlements, the study contributes to debates on sustainable land governance, peri-urban resilience, and climate justice in transforming urban-rural interfaces.

Session 3.2. Climate Change and Impact on Social and Ecological Systems

Transversal logics in the organization of urban encroachment on ecologically sensitive areas in Accra

Johanna Maria Pfaffenzeller, University of Copenhagen

This paper examines the evolution of new residential areas and material practices deployed by residents in three fast-growing neighbourhoods encroaching upon ecologically sensitive areas in peri-urban Accra. The three sites are located within Ramsar protected coastal wetlands, yet undergo substantial residential urban encroachment that is organized and financed by differing socio-economic groups. The research examines the motivations and logics of the different actors orchestrating land use conversions by tracking peri-urban growth patterns along land sales, housing construction, infrastructure provision, and the emergence of peri-urban economies revolving around land transactions and construction. The paper is based on extensive qualitative fieldwork conducted in Accra in 2025, covering interviews with local residents and key informants, and extensive field observations. The research reveals that encroachment is enabled by land sales from traditional authorities to aspiring self-builders and property developers. The organization of urban encroachment exhibits strong logics of auto-construction, where housing construction, infrastructure development and service connections are largely driven by residents. Due to the hazardous locations inside coastal wetlands, incremental flood adaptation efforts are commonly built into the construction process, although measures differ according to resident's financial resources. The construction boom attracts construction businesses, blue-collar workers and property caretakers into the neighbourhoods which creates a mostly low-income sub-community within affluent neighbourhoods. In order to make their settlements habitable, residents strategically and selectively engage in transversal interactions with a range of regulating authorities, including municipal assemblies and public utility companies despite the Ramsar sites being explicitly withheld from development in municipal spatial plans.

Recognizing Landscape Character as Ecological Infrastructure: Land Governance and Landscape-Led Climate Resilience in Peri-Urban Development Case Study: Stream Park, Nanded City, Pune, Maharashtra, India

Neha Apre, Sonal Thanawala, Technical University of Dortmund and IES College of Architecture)

As climate resilience becomes an increasingly important objective in planning, the ecological and cultural landscape systems embedded within peri-urban areas are gaining renewed significance. Streams, vegetation networks and landscape features provide valuable ecosystem services and contribute to environmental quality; however, their role as ecological infrastructure capable of informing development and governance remains only partially integrated into planning practice. This paper examines Stream Park in Nanded City, Pune, Maharashtra, India, as a case through which a natural stream corridor and its associated landscape character informed the planning and spatial organisation of a large mixed-use township. Grounded in an ecological understanding of the site, the project works with existing hydrological processes, vegetation patterns and habitat conditions to support biodiversity, water-sensitive planning, microclimatic comfort and everyday interaction with nature within a transforming peri-urban landscape. Using a qualitative case-study approach, the analysis is structured around three interconnected dimensions: (1) the recognition of landscape character and ecological functions as ecological infrastructure in peri-urban transformation; (2) the ecological performance of the stream corridor as blue-green infrastructure supporting climate adaptation, mitigation and resilience; and (3) the land-governance arrangements that shape stewardship, environmental management, accessibility, ecological monitoring and long-term resilience within a privately developed township. The paper argues that climate-resilient peri-urban development depends not only on the provision of new infrastructure but also on recognising landscape character and ecological functions as foundational components of ecological infrastructure. Using Stream Park as a case, the paper explores how landscape-led planning can inform governance frameworks, institutional responsibility and policy approaches for the long-term management of ecological infrastructure in peri-urban regions.

Community Risk Reduction and Climate Adaptation Plans: A Place-Based Governance Instrument for Climate Resilience in Brazil

Nicholas Beloso, James Miyamoto, **Allan Yu Iwama**, Politecnico di Torino, Federal University of Rio de Janeiro (UFRJ), Federal University of Rio do Janeiro (UFRJ), CEMADEN – National Center for Monitoring and Early Warning of Natural Disasters

Climate change is intensifying environmental risks across vulnerable territories in Brazil, where socio-economic inequalities and longstanding shortcomings in urban planning have increased communities' exposure to landslides, floods, waterborne diseases, and other climate-related hazards. These territories encompass highly diverse contexts, including informal urban settlements, peri-urban areas, and traditional coastal communities, highlighting the need for adaptation strategies that are sensitive to local socio-environmental conditions rather than based on standardized approaches. Initiated through pilot projects in 2024, Brazil's Community Risk Reduction and Climate Adaptation Plans (PCRAs) represent an emerging governance instrument for participatory climate adaptation and disaster risk reduction. Developed through participatory processes involving residents, local organizations, and public authorities, the initiative aims to produce 100 community plans nationwide. This paper examines how PCRAs contribute to strengthening local climate governance and discusses their role within Brazil's broader urban and climate policy framework. Drawing on an ongoing case study of the PCRA being developed in the Areião and Lobo Guará communities, on the coast of São Paulo State, the paper analyses how local knowledge is incorporated into planning, the governance arrangements established during the participatory process, and the institutional challenges associated with implementation. It argues that PCRAs offer valuable lessons for connecting national climate adaptation policies with locally led planning processes and contribute to current debates on place-based governance for climate resilience in vulnerable urban, peri-urban, and coastal territories.

Tackling peri-urban losses and damages: Towards rights-based and integrated approaches

Dick, Eva; Laue, Franziska; Sandholz, Simone; Klause, Kai; Khalifa, Misereor, TRIALOG, United Nations University, Ain Shams University

Climate change induced loss and damage (L&D) refers to the permanent and irreversible harm caused by climate change related extreme weather events or slow-onset processes that goes beyond the adaptive capacity of people and systems. Over the past years, L&D emerged as the 'third pillar' alongside climate change adaptation and mitigation and has become a core topic of international climate policy. Recent research indicates that residents of informal urban settlements are particularly exposed and vulnerable to losses and damages resulting from sudden and slow onset climate events. Peri-urban areas in rapidly urbanising regions of the Global South are increasingly recognised as hotspots of urban vulnerability and disaster impacts. Rapid population growth, unplanned urban expansion, and competing land-use dynamics frequently intersect with governance challenges, including institutional fragmentation, limited technical and financial capacity, and predominantly top-down planning approaches. These factors constrain efforts to effectively avert, minimise, and address (peri-)urban losses and damages. Residents of peri-urban informal settlements and small-scale farmers and/or fishing communities are particularly vulnerable due to poor housing conditions, insecure livelihoods, limited infrastructure and basic services, and sensitive exposure to climate-related risks. Drawing on- and launching the TRIALOG special issue on "Tackling Urban Loss and Damage", this session will start with a conceptual framing articulating the topics of the conference and the special issue and an outline of the issue's 14 articles. Subsequently, key insights of selected contributions of the special issue will be presented and discussed with the audience. The session will close with a wrap-up on a rights-based and integrated governance of peri-urban losses and damages.

Session 3.3. Planning and Governance of Peri-Urban Land Transformation

Translocal Spaces and Governance of Socio-Spatial Transformation in Zambia

Dr. Annisa Shaharin, University of Stuttgart, department of International Urbanism

Migration and urbanization in Sub-Saharan Africa are increasingly understood as interrelated processes, yet they do not conform to a linear rural-to-urban trajectory. Rather, they increasingly unfold through translocal relations that connect people, resources, and places across multiple spatial scales. Building on the author's doctoral research on translocality in Zambia, this paper draws on qualitative narrative research from Kanyama, an informal settlement in Lusaka, to examine how translocal individuals organize everyday life across multiple localities and what this reveals about spatial transformation and governance. The paper focuses on low- and lower-middle-income residents whose mobility, belonging, and resource access are sustained through social ties and long-standing relations across place. The findings suggest that conceptually translocality should be understood as a process rather than a fixed condition. This perspective highlights the fluidity of households and networks over time and draws attention to the limits of formal planning and land administration systems, which often rely on static assumptions about residence, tenure, and household structure. Rather than claiming to explain all aspects of peri-urban change in Zambia, the paper shows how translocal practices expose the limits of conventional governance approaches and why lived spatial relations matter for more responsive and inclusive planning. Finally, the paper argues that governance frameworks for spatial transformation need to take translocal individuals and multilocal households seriously if they are to respond more effectively to dynamic and uneven socio-spatial change.

Peri-Urbanization Processes in Egypt and the Emergence of New Cairo as an Urban Planning Strategy

Engy Farrag, Researcher

Peri-urban areas, located at the interface between urban and rural regions, are undergoing rapid transformation driven by urban expansion and socio-economic change. This paper examines the dynamics of peri-urbanization, focusing on key drivers such as land use change, demographic shifts, infrastructure development, and the evolution of peri-urban economies, with a particular emphasis on the case of Egypt. In Egypt, rapid population growth and strong migration toward major cities, especially Greater Cairo, have intensified urban sprawl into surrounding agricultural land, leading to significant changes in land use patterns and the fragmentation of rural landscapes. Improvements in transportation infrastructure and increased accessibility have further accelerated peri-urban growth by strengthening connections between urban centres and peripheral settlements. These processes have contributed to the emergence of new economic activities, diversification of livelihoods, and the expansion of informal settlements and labour markets. However, peri-urbanization in Egypt also presents critical challenges, including the loss of fertile agricultural land, environmental degradation, pressure on water and infrastructure systems, and increasing socio-spatial inequality. In response to these challenges, planned urban development initiatives such as New Cairo City have been introduced as a strategic solution to accommodate population growth and reduce pressure on Greater Cairo. New Cairo represents an attempt to redirect urban expansion toward planned settlements with improved infrastructure, services, and controlled land use, aiming to create a more balanced urban structure and reduce informal peri-urban growth. The study highlights that the impacts of peri-urbanization vary depending on governance capacity, planning enforcement, and local socio-economic conditions. By synthesizing existing literature and the Egyptian case context, the paper emphasizes the importance of integrated and sustainable planning approaches to manage urban expansion effectively. Understanding the complex interactions between demographic, spatial, and economic factors is essential for supporting balanced territorial development and improving governance in rapidly growing metropolitan regions.

Invisible Cities at the Urban Fringe: Informality, Land Insecurity and the Politics of Peri-Urban Transformation - The Case of Dema, Zimbabwe

Phillip Nyasha Fungurai, Ruhr University, Bochum

Rapid peri-urbanisation in Zimbabwe is reshaping territorial governance, land relations, and socio-economic livelihoods at the urban fringe. Dema dormitory town, strategically located along the Chitungwiza - Hwedza corridor, exemplifies the complex and often contested dynamics of peri-urban transformation driven by accelerated population growth, speculative land markets, weak spatial planning systems, and fragmented governance institutions. This paper interrogates how informality and land insecurity interact to produce uneven socio-spatial development and governance precarity within emerging peri-urban settlements. Drawing on a qualitative case study approach integrating spatial analysis, policy review, key informant interviews, and community narratives, the study explores the political economy of land allocation, informal settlement expansion, tenure ambiguities, and infrastructure deficits in Dema, Harare. The paper argues that the coexistence of formal and informal land governance systems has generated overlapping jurisdictions, institutional incoherence, and exclusionary urbanisation patterns that disproportionately affect low-income residents and migrant populations. At the same time, informal actors, and traditional leaders have become central agents in negotiating access to land, housing, services, and livelihood opportunities in the absence of responsive state-led planning mechanisms. By situating Dema within broader debates on peri-urban resilience and adaptive governance in the Global South, the paper contributes empirical evidence on the governance challenges and transformative potentials of rapidly urbanising peripheral territories. The study recommends polycentric and participatory land governance frameworks that integrate informal actors, strengthen tenure security, and enhance climate-resilient and socially inclusive peri-urban development.

Beyond Individual Land Titling: Community-Based Land Governance for Resilient Peri-Urban Transformation in Kenya

Samuel Olando, Irene Kinoti, Pamoja Trust

Rapid urbanization is transforming rural regions across the global south, creating complex peri-urban landscapes where urban expansion, agricultural production, ecological systems, and competing land claims converge. These dynamics present significant challenges for achieving resilient and equitable urban development. Kenya is witnessing one of fastest urbanizing populations, cities, municipalities and urban centres have grown into areas formerly rural landscapes, creating rapidly transforming peri-urban settlements. Neighbourhoods including Limuru, Kitengela, Njoro, Kajulu, and Kanyakwar increasingly experience pressures with land subdivision, speculative land markets, environmental degradation, displacement of long-standing residents, growing exposure to climate-related risks such as flooding, and institutional fragmentation. While existing responses have largely focused on individual land tenure formalization and statutory planning, this paper argues that these approaches alone are insufficient to govern the socio-spatial transformations occurring in peri-urban regions. Drawing on Pamoja Trust's experience in tenure regularization, implementation of communal landholding approaches, and participatory land governance initiatives, this paper argues that these adaptive approaches can support resilient peri-urban transformation. Using the peri-urban areas of Njoro Sub-County, Nakuru County, as a case study, the paper applies this framework to examine how governance principles derived from Kenya's Community Land Act, including community stewardship, participatory land use planning, and collective management of environmentally sensitive areas, could strengthen resilience, safeguard agricultural land and ecological resources, and complement statutory planning in rapidly urbanizing peri-urban settlements. The paper argues that resilient peri-urban transformation requires moving beyond conventional land administration towards governance systems that integrate communities as agencies and legitimate actors in land management, environmental stewardship, and spatial planning.

Hybrid Governance, Institutional Ambiguity, and Actor Power in Peri Urban Land Transformation: A Critical Institutional Political Economy Perspective from Addis Ababa

Dr. Shiwaye Mersha Tesfay, TU Dortmund University, Department of Spatial Planning, Chair of Regional Development and Risk Management

Peri urban land in rapidly urbanizing cities is a site of intense contestation, shaped by the strategic interactions of state institutions, market actors, and local communities within fragmented and hybrid governance environments. This study examines peri urban land transformation in Kolfe Keranyo, Addis Ababa, through a Critical Institutional Political Economy (CIPE) lens, integrating semi structured interviews, field observations, and stakeholder consultations. While the state formally regulates land allocation and planning, its interventions are characterized by overlapping mandates, legal ambiguities, selective enforcement, and limited transparency, producing institutional openings that are strategically navigated by developers, brokers, and investors in practice. These actors leverage financial capital, political connections, and privileged information to secure land, often anticipating rezoning and engaging in informal negotiations, thereby consolidating influence and shaping urbanization trajectories. Local communities, in contrast, experience constrained access, relying on negotiation, adaptation, and informal practices to maintain land use and livelihoods under conditions of uncertainty. The findings demonstrate that peri urban land transformation is coproduced through every day strategic interactions rather than dictated solely by formal rules or market forces. Institutional ambiguity functions both as a constraint and a resource, structuring authority, access, and control. while simultaneously offering limited but real spaces for community agency. By integrating formal and informal dynamics, CIPE provides a robust analytical framework for understanding hybrid governance and power asymmetries in peri urban contexts. The study offers transferable insights for rapidly urbanizing cities across the Global South, showing how institutional arrangements, actor strategies, and informational asymmetries collectively determine who benefits—and who is marginalized—in peri urban land transformation.

8. Venue, travel guide and public transport

Travel guide to the conference Venue IBZ at TU Dortmund University and Dortmund

Düsseldorf Airport (DUS)

Departure station	Düsseldorf Flughafen
Getting to the station	Reachable from the terminals via the SkyTrain
Destination	Dortmund Hbf
Regional express (RE)	Direct connection every 30 minutes: RE1 (towards Hamm), RE6 (towards Minden) and R11 (toward Kassel). Tickets can be bought in advance or at the station.
Intercity-Express (ICE)	Direct connection once per hour. Advance booking recommended.
Travel time	Approx. 45–50 minutes by RE or ICE

Frankfurt Airport (FRA)

Departure station	Frankfurt (M) Flughafen Fernbahnhof
Getting to the station	Directly connected to Terminal 1; from Terminal 2, use the SkyLine train or shuttle bus
Destination	Dortmund Hbf
Intercity-Express (ICE)	Direct connection approximately every 30 minutes. Advance booking recommended.
Travel time	From approx. 2 h 10 min

Please note that Long-distance ICE/ IC tickets are bound to a specific train. Regional transport tickets allow you to take any train on the selected day.

More information: *https://www.tu-dortmund.de/en/campus/contact-and-how-to-get-to-the-campus/*

Buying tickets

Long-distance trains (ICE / IC)

- **ICE tickets are generally bound to the selected train and cost about 45 to 70 Euro depending on the reservation date. A flexible ticket for standard 2nd class cost over 90 Euro**.
- Booking in advance is recommended to access discounted fares.
- When entering passenger details, select the correct age. Passengers under 27 and over 65 receive a discount.

Website: https://int.bahn.de/en/

DB Navigator app: https://int.bahn.de/en/booking-information/db-navigator

Ticket machines are available at the station; we do not recommend this option for long-distance tickets.

Regional trains (RE) and local public transport

- Regional tickets can be purchased on the day of travel and allow you to take any train on the selected day, except for ICE and IC trains. The actual ticket price for regional trains from Düsseldorf Main Station to Dortmund is about 20 Euro.
- Ticket machines are available at the station. Payment options: cash, Girocard or credit card

DB Navigator app: https://int.bahn.de/en/booking-information/db-navigator

VRR app: https://www.vrr.de/en/timetable-mobility/vrr-app/

eezy.nrw via VRR: https://www.vrr.de/en/tickets-fares/eezynrw/

Apps for public transport

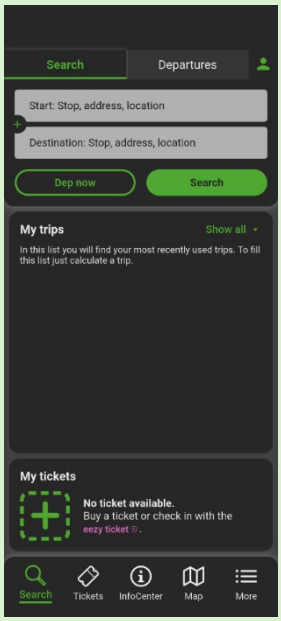
Dortmund and the Rhine-Ruhr region, including Düsseldorf, are part of the Rhine-Ruhr Transport Association (VRR). With VRR tickets, you can use S-Bahn trains, regional trains, underground trains, light rail and buses. You need a separate ticket for IC and ICE trains!

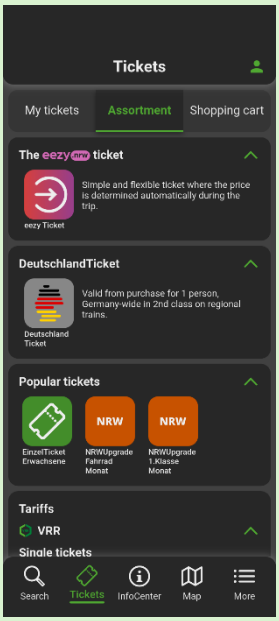
VRR app | Recommended

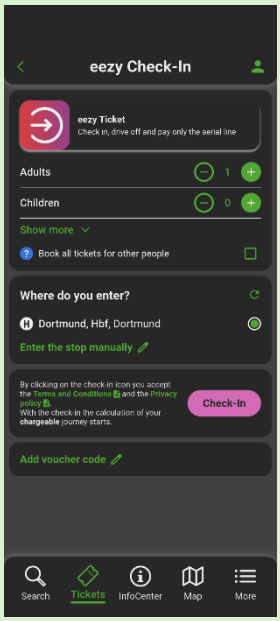
For local public transport in Dortmund and the wider Rhine-Ruhr region Ideal for local bus, S-Bahn and underground services. Also well suited for regional transport. You can buy single tickets or use the 'eezy NRW' ticket option.
https://www.vrr.de/en/timetable-mobility/vrr-app/

eezy.nrw Ticket via the VRR app

You'll find the 'eezy.nrw' ticket option integrated into the VRR app. Check in in the app before boarding and check out after leaving the vehicle. The price is calculated automatically based on the distance travelled. Also suitable for regional transport from the airport. Maximum of €63 per month.
https://www.vrr.de/en/tickets-fares/eezynrw/







DB Navigator

Standard app for long-distance travel across Germany as well as local train connections. We particularly recommend this app for long-distance travel (ICE/ IC).
https://int.bahn.de/en/booking-information/db-navigator

Getting to the conference venue

Address:

Internationales Begnungszentrum (IBZ)

Emil-Figge-Straße 61

44227 Dortmund

From Dortmund Hauptbahnhof (Hbf)

1. Board the S-Bahn S1 at Dortmund Hbf

Board the S1 S-Bahn line towards Solingen Central Station on platform 7. The S-Bahn runs every 15 minutes.

2. Get off at Dortmund Universität

Leave the train at the station “Dortmund Universität”, use the lift or stair case toward the exist at Ground Floor.

3. From Dortmund Universität Train station to the IBZ



TRIALOG CONFERENCE | Resilient Peri-Urban Transformations and Sustainable Land Governance | IBZ, TU Dortmund, Germany, November 16 – 17 2026

List of selected hotels and other type of accommodations in Dortmund

B&B HOTEL Bochum Hbf-Süd
Adress: Universitätsstraße 3, 44789 Bochum
E-Mail: bochum-hbf-sued@hotelbb.com
Phone: +49 234 33311
Website: https://www.hotel-bb.com/de/hotel/bochum-hbf-sued
Travel time: 25min
Price: from 52€ per night

B&B HOTEL Dortmund-West
Adress: Provizialstraße 92, 44388 Dortmund
E-Mail: dortmund-west@hotelbb.com
Phone: +49 6146 815357-6
Website: https://www.hotel-bb.com/de/hotel/dortmund-west
Travel time: 35min
Price: from 52€ per night

LIVINN Tremonia Group - Dortmund Centrum
Adress: Königswall 24, 44137 Dortmund
Phone: +49 231 13763786
Website: https://www.livinndortmund.com/
Travel time: 17min
Price: from 52€ per night

B&B Hotel Dortmund-City
Adress: Burgwall 5, 44135 Dortmund
E-Mail: dortmund-city@hotelbb.com
Phone: 0231 / 5898997 - 0
Website: https://www.hotel-bb.com/de/hotel/dortmund-city
Travel time: 25min
Price: from 55€ per night

Prize by Radisson, Dortmund-City
Adress: Hövelstraße 8, 44137 Dortmund
E-Mail: hello@prizeotel.com
Phone: +49 421 2222 100
Website: https://www.radissonhotels.com/de-de/hotels/prize-by-radisson-dortmund-city
Travel time: 25min
Price: from 45€ per night 2

Hotel Unique
Adress: Hoher Wall 38, 44137 Dortmund
Phone: +49 231 560500
E-Mail: rezeption.unique@hdhotels.de
Phone: +49 231 560500
Website: https://hdhotels.de/hd-hotel-unique-dortmund-hauptbahnhof/
Travel time: 20min
Price: from 73€ per night

Vienna House Easy by Wyndham Dortmund
Adress: Kampstraße 102, 44137 Dortmund
Phone: +49 231 33029727
Website: https://www.wyndhamhotels.com/vienna-house/dortmund-germany/vienna-house-easy-dortmund/overview
Travel time: 20min
Price: from 74€ per night

Aparthotels/ Serviced Apartments

BRIGHT Dortmund City Center – Innenstadt
Adress: Südwall 17-19, 44137 Dortmund
E-Mail: reservations@stay-bright.de
Phone: +49 821 99975040
Website: https://www.stay-bright.de/bright-dortmund-city-center-innenstadt
Travel time: 30min
Price: from 77€ per night

PM-AM Apartments Reinoldikirche
Adress: Friedhof 6-8, 44135 Dortmund
E-Mail: info@pm-am.de
Phone: +49231 22613550
Website: https://www.pm-am.de/de/standorte/reinoldikirche
Travel time: 30min
Price: from 65€ per night

PM-AM Apartments Hoher Wall
Adress: Hoher Wall 17-19, 44137 Dortmund
E-Mail: info@pm-am.de
Phone: +49231 22613550
Website: https://www.pm-am.de/de/standorte/hoher-wall
Travel time: 25min
Price: from 77€ per night 3

Hostel

a&o Dortmund Hauptbahnhof
Adress: Königswall 2, 44135 Dortmund
Phone: +49 231 2268864300
Website: https://www.aohostels.com/de/dortmund/dortmund-hauptbahnhof/
Travel time: 25min
Single room price: from 50€ per night
4-bed dorm price: from 17€ per night

Notes

Pricing:
All prices listed above do not include breakfast. Prices may be subject to change depending on availability and booking date.
Travel Times:

All travel times are approximate and based on public transportation (ÖPNV) from the respective hotel to the university.