

INVITATION

The City Outside the City

Hybrid Governance, Informal Tenure and South Africa's Peri-Urban Frontier

The New South Institute (NSI) invites you to join us for a policy dialogue on our third working paper, *Urban Settlements on Traditional Authority Land: Four Case Studies*, authored by NSI Affiliate Researchers Andries du Toit and Andrew Charman.

Across South Africa's peri-urban frontier, enduring urban settlements are emerging beyond conventional planning systems, particularly on land governed by traditional authorities. These spaces are not temporary or marginal. They are sites of private investment, evolving property markets and hybrid forms of governance.

Drawing on case studies from Dassenhoek, KwaMhlanga, Hammanskraal and Kabokweni, the paper explores a central paradox: while residents are actively building urban futures, these settlements remain largely outside formal cadastral, planning and fiscal systems.

The discussion will reflect on what these dynamics mean for urban governance, municipal finance and current policy debates, including the proposed Equitable Access to Land Bill.

SPEAKERS:



Andries du Toit
NSI Affiliate Researcher



Andrew Charman
NSI Affiliate Researcher

DISCUSSANTS:



Gaynor Paradza (PARI)
(PARI)



Prof. Fani Sihlongonyane
(Wits University)

DATE: Wednesday, 11 March 2026
TIME: 12:00 (Light lunch served)
VENUE: GIBS Rooftop, Gordon Institute of Business Science,
26 Melville Rd, Illovo, Johannesburg, 2196

[Click here to RSVP](#)

For any questions or technical issues, please contact Revati at revatib@nsi.org.za | +27 72 411 4056