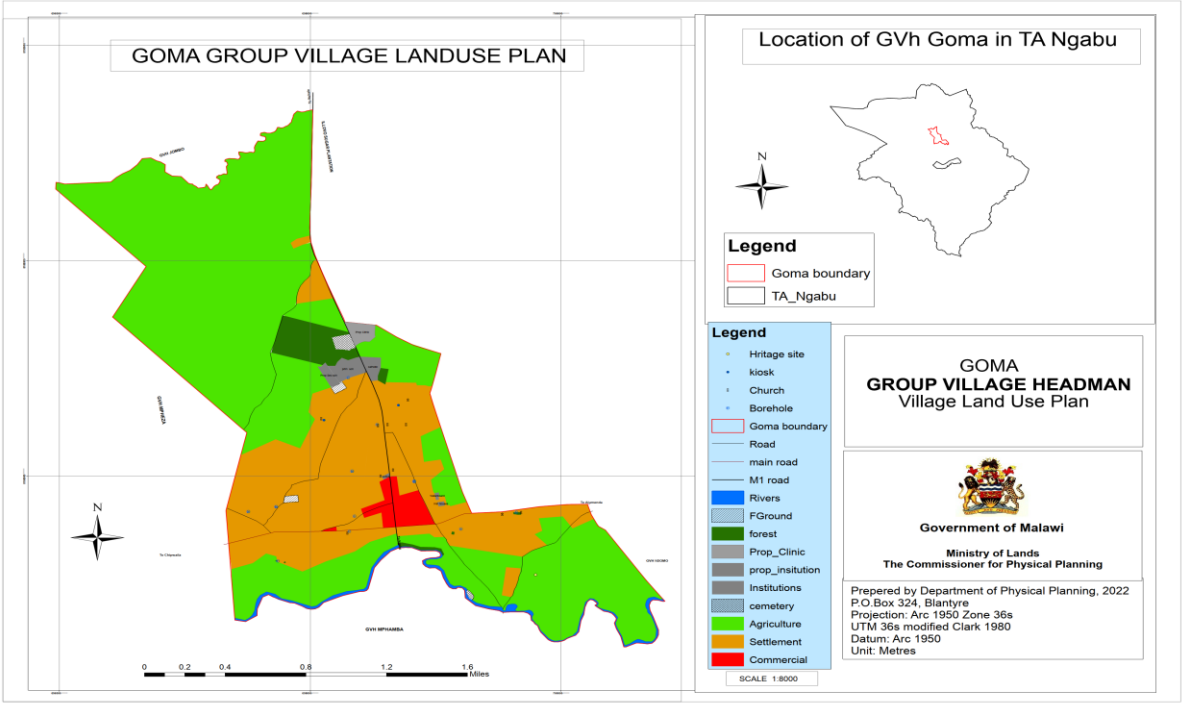
Chikwawa District Council

GOMA GROUP VILLAGE LAND USE PLAN





DECEMBER 2022

TABLE OF CONTENTS

TABLE OF CONTENTS i
LIST OF FIGURES iii
LIST OF TABLES iv
FOREWORD v
ACKNOWLEDGEMENTS vi
ACRONYMS vii
1.0 BACKGROUND 1
1.1 Introduction 1
1.2 Planning Principles and Approach 1
1.3 Legal and Policy Framework 2
2.0 DESCRIPTION AND ANALYSIS OF PHYSICAL FEATURES 4
2.1 Introduction 4
2.2 General Landscape 4
2.3 Soils 4
2.4 Forestry, Conservation, Vegetation and Wildlife 5
2.6 Disaster Occurrence 6
3.0 EXISTING SOCIO-ECONOMIC SITUATION 8
3.1 Introduction 8
3.2 Population 8
3.3 Economic Activities and Sources of Livelihood 8
3.4 Land Availability 9
3.5 Social services/Amenities 10
3.5.1 Community Policing Forum 10
3.5.2 Cemeteries 10
3.5.3 Bwalo La Mfumu/Village Court 10
3.5.4 Religious Institutions 11
3.6 Existing Infrastructure 11
3.6.1 Housing and Settlements 11
3.6.2 Education 12
3.6.3 Health 13
3.7 Utilities 13
3.7.1 Water 13
3.7.2 Electricity 14
3.8 Transport and Communication 14
3.9 Agriculture 15
3.10 Community Aspirations 16
4.0 KEY ISSUES FOR THE LAND USE PLAN 17

DRAFT

4.1 Introduction 17
4.2 Summary of Issues 17
5.0 PROPOSED LAND USE PLAN 19
5.1 Introduction 19
5.2 Land Use Determinants 19
5.3 Agriculture 19
5.4 Housing and Settlement 19
5.5 Playing Ground 20
5.6 Community Hall 20
5.7 Police 20
5.8 Market 20
5.9 Access Roads 20
5.10 Health 20
5.11 Education 21
5.12 Utilities 21
5.12.1 Electricity 21
5.12.2 Water 21
5.13 Forestry and Conservation 21
6.0 IMPLEMENTATION ARRANGEMENT 24
6.1 Risks and Sustainability 24
6.2 Implementation Arrangement 24
6.3 Monitoring and Evaluation 25
7. CONCLUSION 27

DRAFT

LIST OF FIGURES

Figure 1: GVH Goma existing land use map ..... **Error! Bookmark not defined.**
Figure 2: Some of the Economic activities operated at Goma 9
Figure 3: … ..... **Error! Bookmark not defined.**
Figure 4: Sample GVH Goma Layout Plan ..... **Error! Bookmark not defined.**
Figure 5: GVH Goma Proposed Land Use Plan 23

DRAFT

LIST OF TABLES

Table 1: Existing Services at the Centre 8
Table 2: Existing Land Uses at Goma 9
Table 3: Summary of challenges at Goma group village area 17
Table 4: Existing and proposed land uses 22
Table 5: Responsibilities of Stakeholders 24

DRAFT

FOREWORD

Goma Land Use Plan is a reflection of the will of the people under Group Village Headman Goma. The plan was prepared using a bottom-up approach and the process was guided by existing policies, legislations and regulations. It has been prepared as part of the Shire Valley Transformation Project which is focusing on making available land for irrigation among other Chikwawa District projects and development set-ups.

The main objective of Goma Village Land Use Plan is to provide a spatial framework for the sustainable development and utilization of land and land based resources. Among others, the plan has been guided by the Physical Planning Act (2016) which mandates the planning team to engage beneficiary communities in defining the boundary of the planning areas and solicit their aspirations on how they want their areas to develop. Therefore, the plan has been prepared through a participatory approach whereby the beneficiary communities are the main actors. The group village is located in T/A Ngabu in Chikwawa District. It covers an area of 807.5617 72ha.

The general landscape of Group Village Goma is generally flat with dark rich makande soils. The area is covered with greenery as there are a lot of small woodlots and isolated trees around the homestead. Along Namikalango River, there are scattered trees in the river bank. The area also experiences flooding because of the Namikalango River, Chitandadzi and Bzyitula Streams.

Assessment of the socio-economic situation of Group Village Goma reveals that the area lacks a number of services and facilities, notable being lack of health facility, inadequate boreholes, Lack of schools, saline water and droughts or heavy rainfall that affect crop production. As an agricultural community, the absence of reliable markets has greatly affected the general livelihoods of people in the area.

People's aspirations were solicited through the customary land committee, village development committee and the village leadership and these are reflected in the provisions of the plan. The village land use plan has made provisions for the following major land uses; agriculture, settlements, institutional and forestry with agriculture as a dominant land use. The institutional land has been extended to accommodate a proposed secondary school and a clinic. In compliance with the aspirations of the people, the plan has also proposed the following; intensive farming, orderly physical development, water supply provision, rural electrification project, construction of a community hall, undertaking forestry and conservation activities, and rehabilitation of access roads.

Goma Village Land Use Plan will be implemented by several stakeholders through Chikwawa District Council but the customary land committee will play a key role in ensuring that its provisions are complied with. It will also be monitored bi-annually, but shall be reviewed once every five years. The village land use plan will be implemented through an integrated approach as the area is part of an impact area of the Shire Valley Transformation Project and its successful implementation hinges on collaboration of all stakeholders from national level to local level.

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ACKNOWLEDGEMENTS

The Department of Physical Planning would like to express its heartfelt gratitude to the entire Ministry of Lands Housing and Urban Development for the technical and logistical support rendered throughout the process of preparing this plan. The planning team also appreciates the role played by Shire Valley Transformation Project in the financial support. The Chikwawa District Council needs to be commended for its efforts in linking the planning team with respective communities.

Furthermore, the team is indebted to various stakeholders at local level for their valuable contributions and co-operation during the preparation of this plan. Particularly, the team wishes to express great appreciation to Group Village Headman Goma, the customary land committee, the village development committee and the entire community.

Prior to the endorsement of the Goma Village Land Use Plan by the Chikwawa District Council, contributions by DEC and the council were incorporated into the plan. The planning team hopes and believes that the community in Group Village Goma will offer its support and cooperate during the implementation, monitoring and evaluation of this plan. Special recognition should also go to every member of the planning team both in the field and at the office for the various roles they played in the plan preparation.

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ACRONYMS

ADC	Area Development Committee
ADMARC	Agricultural Development and Marketing Corporation
CLA	Customary Land Act
CLC	Customary Land Committee
DEC	District Executive Committee
GVA	Group Village Area
GVH	Group Village Headperson
NGO	Non-Governmental Organization
NLP	National Land Policy
PPA	Physical Planning Act
SVTP	Shire Valley Transformation Project
VDC	Village Development Committee

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1.0 BACKGROUND

1.1 Introduction

Land-use planning is the systematic assessment of land and water potential, alternatives for land use and economic and social conditions in order to select and adopt the best land-use options. Its purpose is to select and put into practice those land uses that will best meet the needs of the people while safeguarding resources for the future. Participatory land use planning (PLUP) is essentially a bottom-up land use planning carried out with active participation of the concerned community (International Fund for Agricultural Development, 2014).

Planning Goal and Objectives

The main goal of Goma Village Land Use Plan is to provide a spatial framework for the sustainable development and utilization of land and land-based resources. Specifically, the plan aims to achieve the following objectives:

- To identify land for irrigation purposes in order to boost agricultural production.
- To promote optimum and sustainable use of water, land and land based natural resources.
- To improve infrastructures and socio-economic services for the villages within the Shire Valley Transformation Project 1.
- To facilitate the implementation of land related laws and regulations.
- To assist in resolving land use conflicts and disputes among land users.
- To ensure and empower the participation of communities and other stakeholders in the preparation of land use plan.
- To promote resilience and mitigate the impacts of natural disasters

1.2 Planning Principles and Approach

The planning process in all the villages in the Shire Valley Transformation Project Area adopted the basic principle of participatory planning. This is so because participatory land use planning provides an opportunity for local land users to play a central role in decision-making process concerning the land and resources which they depend on.

Basically, the approach to the planning exercise involved preparation, discussion and adoption of data collection guide (questionnaire), and sensitization of concerned traditional authorities and group village heads. Socio-economic information was collected through structured questionnaires and focus group discussions and observations. In addition, perimeter boundary identification was also done for the group village area while at the same time picking boundaries of various land uses such as housing, forestry, cemetery and farming areas. All the activities were done with community representatives.

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1.3 Legal and Policy Framework

The Physical Planning Act 2016 is the principal legal instrument governing physical planning activities in the country. The main objective of the act is to provide for orderly and progressive development of land in both urban and rural areas in order to guide and facilitate the country's socio-economic development. This is in line with one of the prime objectives of the National Land Policy (NLP) 2002 of extending land use planning and development control to all types of land, in effect, making the whole country a planning area. The NLUP also provides guidelines for village land use planning. Among other things, the guidelines stipulate that land use planning should be done as a dual process in which the community participates fully by offering local knowledge of their environment and existing land use patterns.

Section 42 of the Physical Planning Act, 2016 gives power to the Commissioner for Physical Planning to prepare land use plans within an area under the jurisdiction of the local government authority. Therefore, the village land use plan for Goma was prepared by the Department of Physical Planning on behalf of Chikwawa District Council under powers conferred on the Commissioner for Physical Planning under the afore-mentioned section of the act.

The Physical Planning Act also provides for public participation at all levels of planning in the country. Specifically, Section 23 (4) of the PPA gives freedom to the responsible authority to hold meetings with any persons or organizations for the purpose of explaining the proposed plan and receiving representations and comments thereon. In order to be in line with the provisions of the PPA and the NLP guidelines for village land use planning, the planning approach adopted in the preparation of Goma Group Village Land Use Plan was fully participatory.

Section 43 (1) of the PPA recognizes the mandate of the customary land committee provided for under Section 6 of the Customary Land Act (CLA), 2016 relating to authorization of use and occupation of customary land within its area of jurisdiction. Customary land committees, which are established at group village level whose secretary is the land clerk, form part of the village development committee.

Section 6 (2) of the CLA provides that in the management of customary land, customary land committee shall have the responsibility to plan for sustainable development within the area. In addition, Section 8 (3) (d) of the CLA stipulates that the land clerk shall be responsible for the preparation of land use plans in accordance with the PPA, 2016.

Section 43 (2) (d) of the PPA makes provision for the preparation of a simple layout plan for a 'village' for use by a traditional authority and customary land committees in the authorization of use and occupation of customary land. It is therefore note-worthy that the term 'village' in both the PPA and CLA should be understood as a group village and this serves as the lowest planning unit. The Goma Group Village Land Use Plan was prepared within the spatial framework of the Chikwawa District Physical Development Plan. Other laws which are critical for the preparation and implementation of the group village land use plan include the following: The Land (Amendment) Act 2016, the Land

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Survey Act 2016, the Forestry (Amendment) Act 2016, the Local Government (Amendment) Act 2016 and the Environmental Management Act.

In addition, the National Land Use Policy acknowledges that the public has the right to demand and participate in decision making at all stages of land use planning and management. Experience has shown that plan implementation is easy where this basic right is observed because the public fully owns the plan. In the light of the above, the policy aims to promote participatory and community driven planning to ensure ownership and effective implementation of plans by all stakeholders and the public. Similarly, Land Use Planning and Management Guidelines and Standards stipulates that planning and implementation processes must always ensure public participation.

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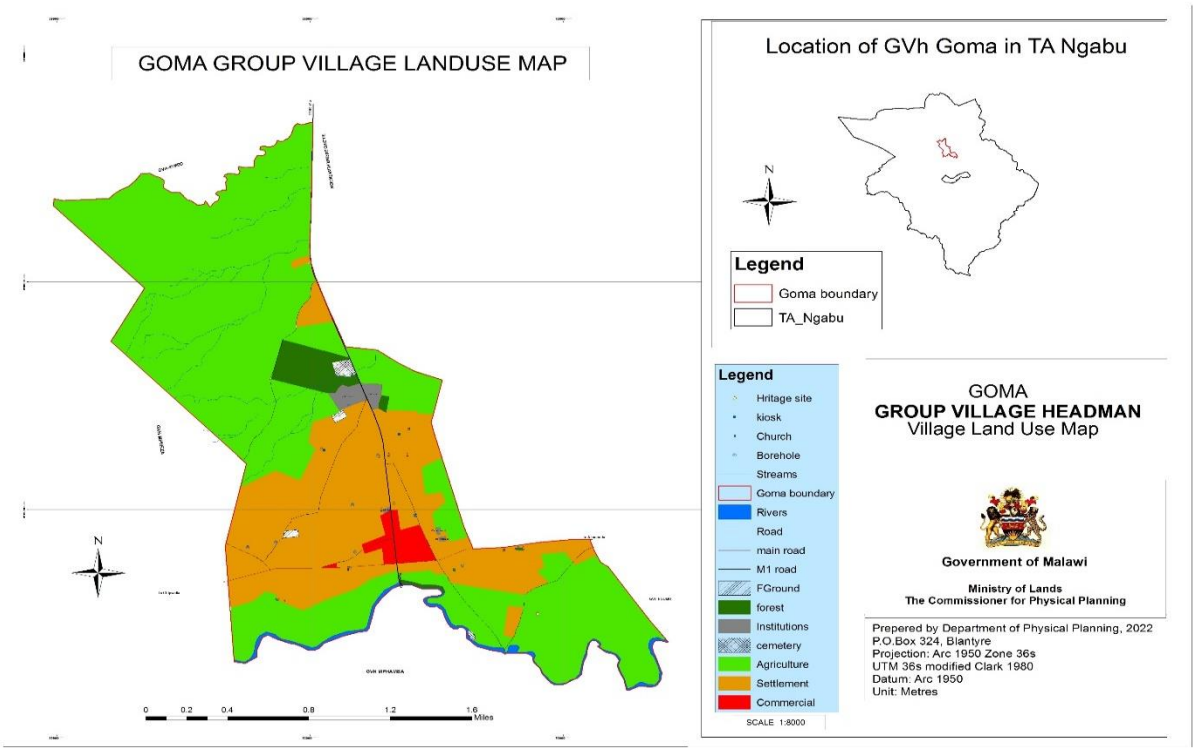
2.0 DESCRIPTION AND ANALYSIS OF PHYSICAL FEATURES

2.1 Introduction

The area of Group Village Goma is in T/A Ngabu and shares its borders with GVH Jombo to the North, Illovo Sugar Plantation to the North East, GVH Nsomo to the

South East, Namikalango River/GVH Mphamba to the South and GVH Mpheza to the South West, West and North West. It comprises 28 villages and the total land area is about 807.5617 72ha (*see below).*

Figure 1; Goma Group Village Land Use Map



2.2 General Landscape

Goma Group Village area is a bit raised/ on higher ground than most of the land in Chikwawa. The settlement area and the farm land are flat. The area is not much covered with greenery as there are few small woodlots and isolated trees around the homestead. Along Namikalango River and some streams, there are scattered trees in the river banks which make farms along the river vulnerable to floods. The village is cut across by M1 Road from North to South and this renders parts of the area prone to road accidents.

2.3 Soils

A description of soil types in the various Group Village Areas (GVAs) is based on broad classes in the first level of soil types according to Food and Agriculture Organization (FAO) classification. A detailed assessment of the soils in the Shire Valley Irrigation

Project area was done by a joint venture of Korea Rural Community Corporation and Dasan Consultants Company Limited (2016).

GVH Goma area has soils classified as luvisols. They form on gentle slops and have lower content of clay soils in the top soil while higher content is found in subsoil but they do not have advanced weathering of high-activity clay soils. These soils are rich in various minerals, have high nutrition content and well-drained. Various crops such maize, sorghum, finger millet, rice, vegetables, cotton and sesame do well in these type of soils.

Another type of soil in the area is called fluvisols. They contain genetically young azonal soils in alluvial deposits showing stratification or any other recent sedimentation evidence. Their parent materials are predominantly recently formed fluvial deposits which are also suitable for various crops.

2.4 Forestry, Conservation, Vegetation and Wildlife

There are 5 small woodlots in this community with a combined total area of 21.019199ha. Neem trees are grown in almost all these woodlots. According to the community members, this is so because other tree species do not do so well due to inadequate soil moisture and high salinity levels in the soil. The management of these woodlots is in the hands of village forest committee governed by by-laws made by chiefs to protect the same. Besides these man-made mini-forests, natural vegetation comprising short grass and indigenous trees is also visible throughout the area. There are also wild animals like birds (guinea fowls), rabbits and snakes.

The community benefits from the forest by getting timber and firewood for burning bricks for community developments and funeral ceremonies.

2.5 Cultural Heritage Sites

There is a cultural heritage site in Group Village Goma at Lozani Village under huge mnjale tree. It is used for offering sacrifices to ancestral spirits when there are some minor issues and major challenges affecting the village like drought, disease outbreak, etc. See Fig. 2.

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Figure 2; Cultural Heritage Site in GV Goma



Source; Department of Physical Planning

Old traditions, beliefs and practices are dying out due to modernisation. The plan proposes to maintain the existing land use covering 0.083ha for the sites in an effort to maintain the culture.

2.6 Disaster Occurrence

Group Village Goma is affected by the following natural disasters: strong winds, flooding, drought and lightning & thunders. Though most parts of the group village settlement area are on a higher ground that is not affected by floods but the fields and access roads on all sides experience frequent floods. The village is cut off during the rainy season as the river banks overflow, and roads become impassable. The village has Namikalango River, Mphuno, Nthembe and Chingalume streams which close them off from the neighbouring villages and the trading centres. In severe cases of flooding, road infrastructure and crops are washed away (see below).

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Figure 3; Namikalango Bridge Damaged by Floods along M1 at Miseu-folo



Source; DRM Office, CK

In addition, the flooding river and streams sometimes deposit fertile alluvial soils in the area which is good for farming.

Goma Village Civil Protection Committee spreads information to the community on the impending disasters. Traditionally, the community also knows about the impending disasters when they see too many ants especially droughts. When a pangolin/ngaka, an animal locally called nkhaka appears, it means drought that year. Actually, the elderly also consult it on whether there would be rainfall that year.

The strong winds keep changing direction every year and damage houses. There is no purpose built evacuation centre; schools and churches are used for the purpose.

The community is also affected by crop pests like fall army worms and certain ground-worms (kodi-kodi) which cause sudden crop drying-up. They attack crops such as sesame, cotton, maize, sorghum, finger millet, etc. There are also birds and these attack grain crops like sorghum and finger millet. Pesticides are used when available and the birds are just chased.

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3.0 EXISTING SOCIO-ECONOMIC SITUATION

3.1 Introduction

This section gives an overview of the existing socio-economic and infrastructural services found in Group Village Goma.

3.2 Population

The group village area is inhabited by 2,083 house-holds which translates to a total population of 10,873 people. Projecting this current population to 2032 which is the lifespan of this plan using an annual growth rate for Chikwawa District at 2.5%, the population of Goma is expected to increase with 3,045 persons from 10,873 persons to 13,918 persons within the plan period. An increase in population means that the demand for social services such as housing, schools, health facilities and police will also increase. This will exert pressure on the already limited resources. It is therefore imperative that the situation should be checked through family planning to control population growth before things get out of control. There should also be proper land use planning to maximize the best use of available land.

3.3 Economic Activities and Sources of Livelihood

Although some people engage in small businesses, piece works and about 20 people in employment at Illovo, the Group Village Goma is mostly a farming community.

Generally, almost all economic activities taking place at Group Village Head Goma are of lower order in nature. There are 33 hawkers and 46 grocery shops, improvised stalls used as butcheries and bicycle repairs. Some of the items sold in these shops and hawkers are clothes, kitchen ware, bicycle spare parts and groceries. Two resthouses located at Miseu-folo serve as resting places for visitors. The area has 2 produce markets; one at Miseu-folo TC and the other at Mailosi TC. All commercial activities of higher order are accessed there. Below is a table detailing the services and facilities available at Goma group area.

It is a rural community with the majority of the population engaged in agriculture. The table below shows the existing land uses in the area.

Table 1: Existing Economic Activities at the Centre

ITEM NO	ACTIVITY/SERVICE	NUMBER
1	Hawkers	33
2	Grocery	46
3	Hardware	12
4	Wholesalers	7
5	Welding shops	2
6	Tailoring shops	6
7	Butcheries	2

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8	bakery	1
9	maize mill	10
10	Internet cafe	5
11	barbershops	54
12	Carpentry workshops	6
13	Shoe repairers	3
14	bars	7
15	Bottle-stores	1
16	Video showrooms	7
17	saloons	5
18	tinsmiths	3
19	Bicycle repairs	13
20	Rest-houses	2

Most of these economic activities are concentrated at Goma and Miseu-folo Trading Centres inthe group village.

Figure 4: Some of the Economic Activities at Goma



Source; Department of Physical Planning

3.4 Land Availability

Land is available for both agriculture and settlements but it is not adequate for the agricultural use. The dominant land uses in the area are agriculture covering 500.793ha, settlements covering 249.6388 65ha and forest covering 21.0191 99ha. Refer to the table below for available land in different land uses.

Table 2: Existing Land Uses in GVH Goma

ITEM NO.	EXSTING LAND USE	AREA (HA)
1	Settlements	249.6388 65
2	Agriculture	500.7930 04
3	Commercial	15.1212 31
4	Playing field	1.3767 96
5	Forestry	21.01919 9
6	Cemetery	2.4634 58

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7	Institutional	7.4179 94
8	Cultural Heritage Site	0.083
9	Rivers	9.6482 25
10	**Total area boundary**	**807.5617 72 HA**

3.5 Social services/Amenities

3.5.1 Community Policing Forum

There is a 10-member community policing service/forum in the area that deals with all issues pertaining to security of the village. However, the community still feels that there is need to tighten up security in the area by having a police unit since livestock theft is rampant. Premises for the police service is available along the M1 and an office building has already been constructed but not yet opened (see figure below).

Figure 5; Police Unit Building in Goma



Source; Department of Physical Planning

3.5.2 Cemeteries

The community is served by 2 graveyards located in Goma Village covering a total land area of 2.4634 58ha. The space in these graveyards is not enough to cater for the needs of the current and the projected population and beyond applying the British standards of 1 hectare accommodating 1550 burial spaces as used in Nchalo Urban Structure Plan. Worse still, the former is used by the Catholic Church members only while the latter is for the infants. The non-Catholic church members use a graveyard at neighbouring GVH Mphampha.

3.5.3 Bwalo La Mfumu/Village Court

The Group Village Goma holds community meetings under a tree, a place called 'Bwalo la Amfumu'. There is no structure whatsoever in which to hold community meetings. The problem with this arrangement is that when it is raining, meetings end prematurely

and also that even important and or emergency meetings still have to wait for the rainfall to end in order to be held.

3.5.4 Religious Institutions

The group village area has a number of religious institutions with designated structures as follows; 35 churches and one mosque. Some of the churches include Seventh Day Baptist, Full Gospel, African Continent Mission, Living Waters and New Jerusalem Church (See figures below).

Figure 6; A C.C.A.P. Church in Goma *Fig. 7; A Mosque in Goma*



Source; Department of Physical Planning

3.6 Existing Infrastructure

3.6.1 Housing and Settlements

Moving around the community of Group Village Goma shows that the area has all the three types of houses; temporary/traditional, semi-permanent and permanent (see below). Most of the houses are permanent and in good condition and really depict the socio-economic standing of the villages themselves to a large extent. There is not any particular order in the way the houses and other structures are built. These are haphazardly scattered all over the place. In contrast though, there seems to be a clear pattern of settlement as houses are concentrated almost at one place in the middle of the area while farms are located on the peripheral. The pattern displayed resembles the nuclear type of settlement. Settlement covers about 249.6388 65ha of the total land area. According to the community, the land for housing is adequate in this group village

Figure 8; Housing Types in Goma



Source; Department of Physical Planning

3.6.2 Education

3.6.2.1 Primary Education

There is only one primary school at Goma namely Goma Catholic Primary School. It is along a very busy M1 road making pupils vulnerable to road accidents especially those from the villages on other side of the road (see below).

Figure 9; Goma Catholic Primary School along the M1



Source; Department of Physical Planning

3.6.2.3 Secondary Education

Secondary school education is obtained at Ngabu, Nsenjere and Jombo Community Day Secondary Schools but the students have to cover very long distances; 10km, 12km and 10km respectively.

3.6.3 Health

Goma group village community accesses health services at Ngabu Rural Hospital but there are an under five clinic and an epilepsy clinic within the group village which only provides medical services to the under-five and people with epilepsy. Mostly, illnesses are treated at the rural hospital, at Chipwayira or Mphungu Health Centres which are not preferred by the community because they are very far, located about 10km, 12km and 12km respectively away from the village. The community members prefer to go to the hospital whenever they have transport resources. Unfortunately, these facilities become inaccessible during the rainy season due to flooding of the streams and Namikalango River thereby rendering people destitute (see below).

Figure 10; Epilepsy Clinic in Goma



Source; Department of Physical Planning

3.7 Utilities

3.7.1 Water

Although the group village is serviced by the Southern Region Water Board, it depends much on boreholes as source of potable water due to high bill challenges. The group village area has 16 boreholes, 9 of which are functioning but 3 boreholes produce salty water. These boreholes are fairly evenly distributed in the group villages. According to the residents, the boreholes are not enough to serve the whole group village area. Using

the Department of Water requirement of 1 borehole serving 250 persons, there is currently a shortage of 8 boreholes. See below

Figure 11; Southern Region Water Board Kiosk in Goma



Source; Department of Physical Planning

3.7.2 Electricity

Although Group Village Goma is connected to the national electricity grid, its community depends on firewood as a main source of energy for cooking. Solar energy is also used by some individuals in the area mainly for phone charging and lighting. Specifically, for lighting they use solar lamps and candles. The community does not have complete set of equipment for solar electricity to power their homes because its startup capital is not affordable to many. As such, fuel wood plays a critical role in the lives of the people in this community. The overreliance on fuel wood over long time is putting pressure on the forest resources as population is increasing and forests are ever decreasing.

3.8 Transport and Communication

The area has accessibility challenges especially during the rainy season. There are 5 main earth access roads passing through the area namely; Mpheza-Msomo Road, Goma-Jomo Road, Goma Primary School-Mailosi and Bzyitula-Mpheza Road. However, no maintenance work has taken place on these roads for about three years since MASAF projects ended in the village. What is more worrying is that the Namikalango River and other streams do not have bridges, making them impassable during the rainy season. This cuts the village off from all services such as health, education and even markets.

However, there are 2 main roads which are all-weather; M1 Road cutting across the group village from North to South and Misewufolo-Alumenda Road (gravel) which is always maintained by the Illovo Sugar Company. The M1 Road pauses huge challenge of road accidents to the group village. There were 10 reported deaths of road accidents at the time of data collection for this land use plan.

Walking and bicycles are the main modes of transportation available in the village in addition to hired motor-cycles & bicycle as well as public transport such as mini-buses.

Mobile communication networks for both TNM and Airtel are available although not reliable. The network is so intermittent that making or receiving calls is almost impossible; one has to move around in search for an area where there is network connectivity to do this.

3.9 Agriculture

Subsistence farming is practiced in the area of Group Village Goma for both consumption and sale. People grow crops such as maize, sorghum, finger millet, rice, cotton and sesame. They rear guinea pigs, rabbits, pigs, sheep, goats, cattle and poultry. Some people also participate in irrigation farming established by the Roman Catholic Church on a small scale. Others bought/rent land at Makhwiira and grow crops using residual moisture. They do so for the following reasons; security is better as thieves have to cross onto the other side of the Shire by canoe, land shortage and there is no crop-livestock conflict there. However small, this helps them improve food sufficiency and earn a little extra money from sale of the crops they grow at two markets available in the community and other markets at Goma, Miseu-folo and Mailosi Trading Centres. Crops mostly grown under irrigation include therere (okra), sweet corn, cow peas, pigeon peas and a variety of green leafy vegetables.

Droughts, strong winds, floods, livestock theft and shortage of land are some of the issues affecting agriculture in the group village. Almost every year, crops and livestock are lost to floods and droughts and theft. Despite having lots of livestock, there is no designated land for grazing. Livestock graze freely at Illovo, Kamuzu Ranch (prohibited sometimes), at Jombo (5km away) and in people's fields within the group village after harvesting, a situation which is unsustainable. The livestock also drink from Illovo Irrigation Channels and dams left behind by Mota Engil during construction at Mphampha.

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Figure 12; Part of Kamuzu Cattle Ranch in Goma



Source; Department of Physical Planning

3.10 Community Aspirations

The community of Goma Group Village meets many challenges in their day to day lives. However, they have a vision of where they want to see their village progress to. This part lists down this vision in the form of aspirations. These also speak to the challenges and needs the community wishes to be addressed.

Below is a list of the aspirations of the people of the group village voiced through VDC and CLC committees. However, a random check with the general population puts a secondary school, health centre and traffic control mechanisms like humps across M1 Road on top of the list.

- Secondary school
- More primary schools
- More Kwacha/adult literacy schools evenly distributed
- Vocational centre/technical college
- Healthy facility/hospital
- Clatcher to address foot&mouth disease, East African Fever, etc
- Grazing land
- Road maintenance
- Humps at the Miseu-folo Trading Centre to control traffic speed
- Bridge construction
- Electricity
- Early childhood Development Centre/nursery schools
- Scheme irrigation farming
- Community hall
- Potable water/additional boreholes

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4.0 KEY ISSUES FOR THE LAND USE PLAN

4.1 Introduction

From the preceding discussions, it is clear that there are many challenges that the Goma Group Village is facing. Addressing these challenges/issues will require a multi-sectoral approach. This plan will try to provide proposals to that effect which if well implemented, would improve the lives of the community.

4.2 Summary of Issues

Table 3 below sums up the discussions above highlighting the main challenges that have been identified and informs the proposals that the plan is making.

Table 3: Summary of Challenges in Goma Group Village

ITEM	FOCUS AREA	CHALLENGES
1	Water Supply	• Inadequate boreholes • Faulty boreholes • Salty water • High cost of SRWB water bills
2	Education	• Lack of a secondary school • One primary school, Goma Catholic, not adequate • No public nursery schools • Lack of a technical college
3	Communication	• Poor mobile network connectivity
4	Health	• Lack of health facility/no hospital.
5	Access roads	• Slippery and impassable earth roads during rainy season • Lack of bridges and culverts where the roads cross rivers or streams
6	Source of Livelihood	• Lack of reliable markets • Unavailability of employment opportunities • Disasters affecting Agriculture and road infrastructure. • Shortage of farming land

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7	Livestock	• Livestock theft • Traffic-livestock conflict • Foot & mouth disease, East African Fever
8	Community Services	• Lack of toilets at the market • Lack of community hall • Lack of village court • Inadequate adult literacy school • Lack of CCBC/public nursery school
9	Settlement	• Haphazard development • Road accidents • Lack of evacuation centre

Source; Department of Physical Planning

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5.0 PROPOSED LAND USE PLAN

5.1 Introduction

Goma Village Land Use Plan is a reflection of how the people from the 28 villages that form the group village want their community to develop.

5.2 Land Use Determinants

A number of factors have been considered in determining the land use plan. These include the following:

- Topography of the land in GVH Goma
- The type of soils found in the group village
- Population of group village
- The socio-economic needs and aspirations of people in the Group Village Goma
- Availability of water and land resources
- Geographical/ locational factors
- Income levels of the community

5.3 Agriculture

Despite Goma being an agricultural community, the area is not benefiting much from it due to droughts and floods that affect the area almost every year. This plan therefore proposes that government should introduce irrigation farming at Goma. The community should be provided with both equipment and extension services for the project to succeed. For maximum returns, the government should ensure that stable markets are available to farmers. To maximise benefits from this project for the community, the plan has set aside about 495.671022ha out of the 807.5617 72ha of total land area for the agricultural purpose. The plan also proposes that the community should practice intensive farming for both crop and animal husbandry due to shortage of agricultural land in the area.

5.4 Housing and Settlement

As projected, the current population of the area will reach 13918 persons within the 10-year plan period. This means that more land for housing will be required. Given the minimum plot size of 0.045 ha (or 450 square metres, 15m by 30m plot) per dwelling house and a household size of 2083, it is estimated that, currently, housing in Goma occupies about 93.735ha of land. With the projected number of households to be at 2784, Goma will need about 125.28ha of land for housing within this period. About 249.6388 65ha has been allocated to settlement in the current plan which means that there is still plenty of land for settlement and its associated developments. However, this is subject to following an orderly development arrangement. This, therefore, calls

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for simple detailed layout plans to be made and implemented in the villages that provide guidance on how buildings should be arranged and strict adherence to space allocated to individual households.

5.5 Playing Ground

Three play grounds available in the area are enough for the whole population. However, the plan recommends that the community be provided with materials such as steel goal posts and balls.

5.6 Community Hall

A community hall should also be constructed where community meetings will be taking place and serve as village court as well. This will also carter for other functions taking place in the community such as farmers' cooperative meetings, weddings and initiation ceremonies.

5.7 Police

The common livestock theft happening in Group Village Goma is an indication that the security in the area is not adequate and that the existing community police forums are insufficient. The plan therefore proposes the establishment of a police post in the area or surrounding villages to provide maximum security to the community. There is a site which has already been developed for the purpose.

5.8 Market

Markets facilitate trade and as such they promote economic development in an area. The presence of two markets in Goma means the area is well geared for the development. The plan therefore proposes the improvement of the existing markets by providing necessary market structures and making them formal. Therefore, both existing sites are being maintained for this purpose in the village plan.

5.9 Access Roads

Almost all access roads connecting Goma to the neighbouring villages are in bad condition. The plan proposes that all access roads should undergo routine maintenance and have culverts and bridges wherever necessary, Goma- Mailosi road inclusive. The plan also proposes that Goma-Mailosi and Nsomo-Mpheza roads should be upgraded to all-weather. The plan also recommends putting up humps and other over-speeding control mechanisms at Goma, Miseu-folo and Mailosi Trading Centres as well as near Goma Catholic Primary School across the M1 road in order to prevent road accidents.

5.10 Health

Since the area is located very far from health facilities, the plan proposes the provision of medical facility (health centre) within the Group Village Goma and the site for the purpose has been identified.

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5.11 Education

The challenges school going children in Goma are currently facing are huge and need not be ignored. The plan therefore proposes the construction of additional school blocks at Goma Primary School, a secondary school and an early childhood development centre within Goma Group Village. Sites to accommodate these proposals (the secondary school, school blocks and ECDC) have been identified by the community itself.

An adult literacy centre which used to operate in the area needs to be revived and provided with adequate learning and teaching materials and that more adult literacy schools should be opened and evenly distributed in the group village. In the current plan 7.4179 94ha is earmarked for institutional use.

The plan also recommends that the cultural heritage site at Lozeni Village should be maintained.

5.12 Utilities

5.12.1 Electricity

The plan proposes that accessibility to hydro-electricity in Goma should be improved through the Malawi Rural Electrification Programme. This should be complemented with solar energy. Chikwawa in general is an area which experiences blazing sun in the country. This is an untapped resource that can be highly beneficial to the communities as solar energy has no bills to be paid on a monthly basis. However, the initial costs for this are very high. The plan, therefore, proposes that the government should consider removing tax on all solar equipment to make them more affordable for people to start regarding solar energy as an alternative source of energy.

5.12.2 Water

To ease the water challenges the community is currently facing at Goma, the plan recommends that forty additional boreholes should be sank in areas that are located far from the existing ones.

5.13 Forestry and Conservation

The plan recommends that all existing forestry areas should be retained and more woodlots should be planted around homesteads to ensure steady and reliable supply of firewood. In addition, communities should be assisted to adopt other alternative sources of energy in order to conserve the environment. Since the village already has five forests that are being taken care of by village forest committees, the plan proposes support from the Department of Forestry for the set-up village structures to sustain the care for the same.

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5.14 Cemetery

The plan proposes extension of existing graveyard with 6.5194 in order to carter for the current needs as well as the ten-year plan period and the future needs. The plan also recommends consideration of relocation of the children graveyard beside the Namikalango River to meet the health requirement of 200-250m distance away from the water source.

Below is a table showing the proposals in terms of land allocation. Table 4 also gives a comparison of the existing and proposed land use coverage showing the areas of loss and gains.

Table 4: Existing and Proposed Land Uses

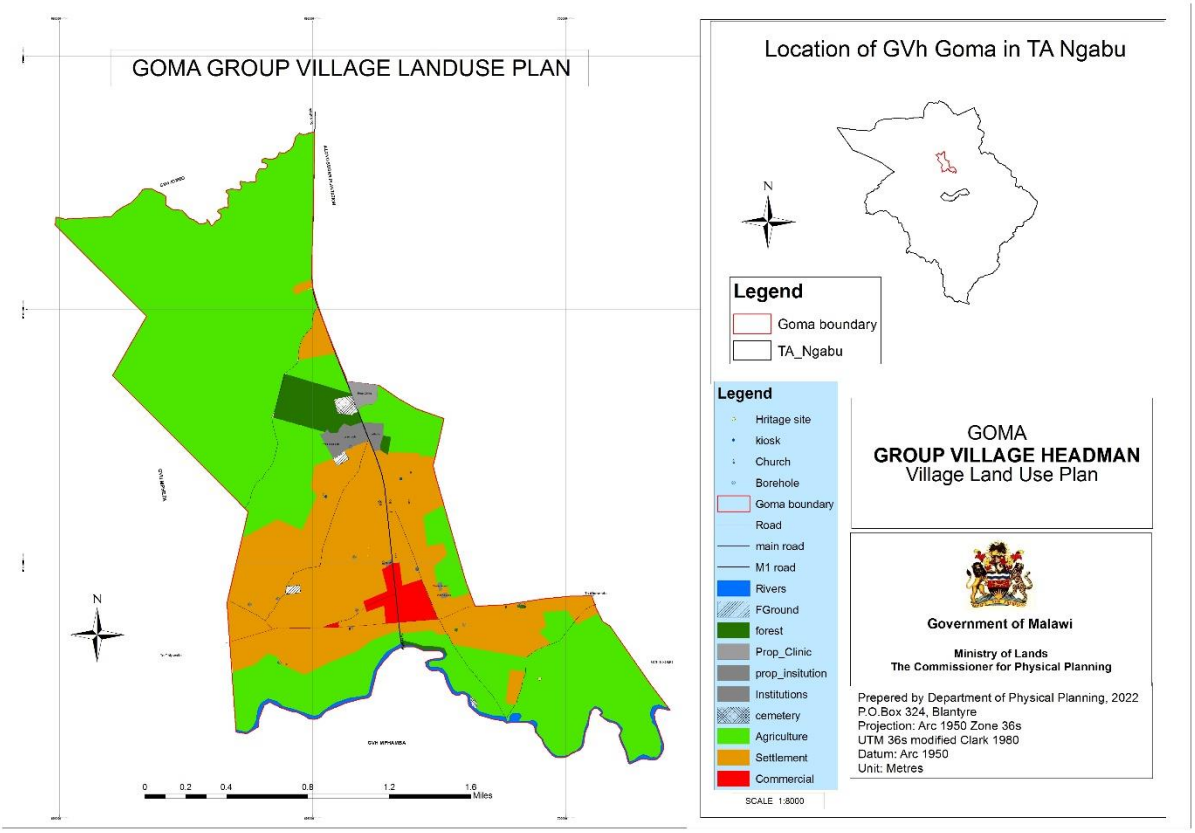
ITEM NO.	LAND USE	EXSTING (HA)	PROPOSED (HA)	INCREASE (HA)	DECREASE (HA)
1	Settlements	249.638865	249.638865		
2	Agriculture	500.793004	495.6710 22		5.1219 82
3	Commercial	15.1212 31	15.1212 31		
4	Forest	21.0191 99	21.0191 99		
5	Playing field	1.3767 96	1.3767 96		
6	Cemetery	2.4634 58	2.4634 58		
7	Institutional	5.1219 82	5.1219 82		
8	River	9.6482 25	9.6482 25		
9	Cultural Heritage Site	0.083	0.083		
10	Grazing land	0	0		
	TOTAL	**807.5617 72**	**807.5617 72**		

Source; Department of Physical Planning

DRAFT

The figure below is a proposed Land Use Plan for the area.

Figure 13: GVH Goma Proposed Land Use Plan



Source; Department of Physical Planning

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6.0 IMPLEMENTATION ARRANGEMENT

6.1 Risks and Sustainability

The preparation of Goma Village Land Use Plan was done with the beneficiary community. The successful implementation of this plan is based on the assumption that various government and donor agencies will be willing to provide financial resources for effective implementation. However, there is a risk that this plan may not be implemented accordingly as a result of the following:

- Changes in the priorities of government, cooperating partners and the community itself
- Delayed implementation of the project may reduce the impetus generated by the community through the proposed project
- Failure of beneficiary community to preserve land for proposed projects
- Lack of effective local level structures to oversee plan implementation
- Lack of commitment of beneficiary communities to contribute towards plan implementation
- Change of community leadership may relegate plan implementation to the periphery
- Political influence

The participatory approach of preparing this plan will encourage the community to own it because it is a reflection of their aspirations. The presence of the customary land committee, village development committee and cable leadership of the group village head will ensure sustainability of the policy proposals and projects outlined in the plan. Moreover, if the irrigation scheme takes off, there is a high chance that the community will be excited and be willing to sustain the same.

6.2 Implementation Arrangement

Implementation of Goma Land Use Plan depends on commitment of various stakeholders such as the Chikwawa District Council, the CLC, the ADC, the VDC and various local and international funding agencies. Responsibilities of each stakeholder are outlined in the table below:

Table 5: Responsibilities of Stakeholders

Item No.	Stakeholder	Responsibility
1	GVH Goma	• Contribute towards community projects e.g. construction materials and labour, etc

DRAFT

		• Making land available for projects
2	Chikwawa District Council	• Allocating resources for projects • Mobilization of resources for projects e.g. financial, technical, materials, etc • Ensuring that plan provisions are followed • Coordinating plan implementation
3	SVTP	• Capacity building for plan implementation structures • Setting up appropriate business models for farming cooperatives • Identifying markets for agricultural products
4	District Executive Committee	• Technical support towards project implementation • Supervising of projects and plan implementation
5	Area Development Committee	• Prioritising projects in the community • Ensuring that plan is implemented accordingly
6	Village Development Committee	• Prioritising projects in the community • Monitoring effective plan implementation
7	Customary Land Committee	• Local land management • Effective plan implementation
8	Development Agencies/NGOs	• Providing financial resources for projects • Civic education on cross-cutting issues

Source; Department of Physical Planning

6.3 Monitoring and Evaluation

Monitoring of Goma Group Village Land Use Plan will be done biannually by the Chikwawa District Council through the District Physical Planning Office in conjunction with Monitoring and Evaluation Office and the Shire Valley Transformation Project

DRAFT

Office. The plan will have a lifespan of 10 years and it will be reviewed once in every 5 years.

It is important that mechanisms developed for monitoring and evaluation of GVH Goma Land Use Plan should respond to concerns such as:

- The number of activities and level of funding for their implementation
- The effectiveness of resource mobilisation and technical support
- The extent of implementation of planned activities.
- The impact of the implemented activities on the community
- Extent on achievement of the goals and objectives

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7. CONCLUSION

Group Village Goma Land Use Plan is a vision of how the people want their area to be developed. It has been prepared with the community and contains their aspirations which if implemented, will result in the improvement of people's social and economic welfare. The participatory approach adopted in its preparation will result in the community owning the same. Various stakeholders have been assigned roles and it is our view and desire that they will play their rightful roles in the implementation of the plan. Specifically, the Shire Valley Transformation Project is requested to assist the community to embark on intensive farming in order to improve people's lives.

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