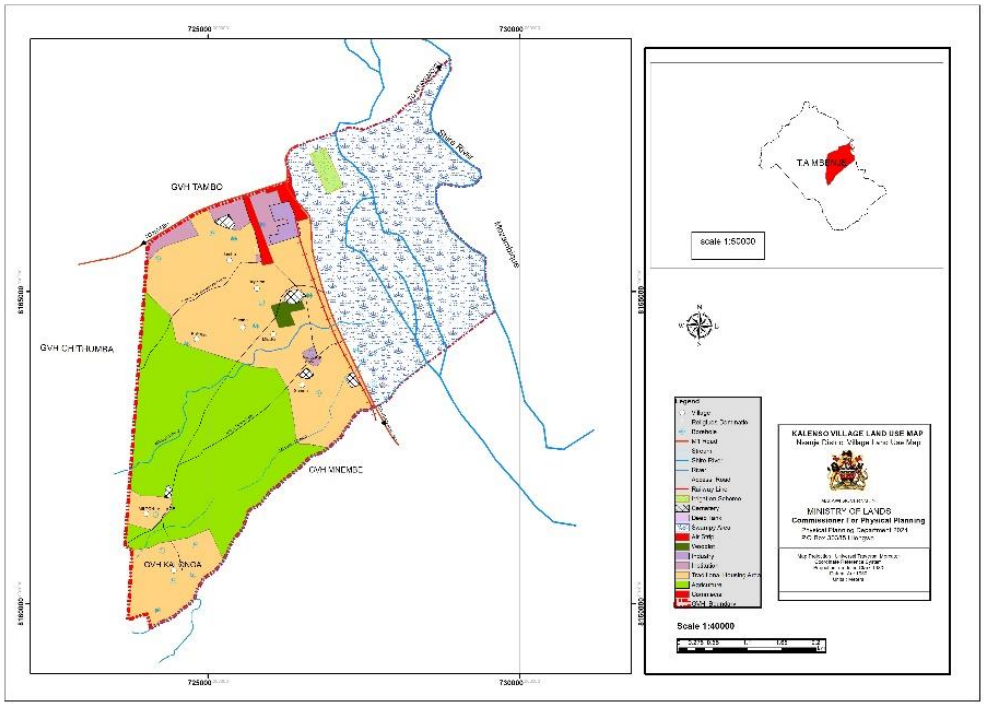
Nsanje District Council

KALESO GROUP VILLAGE LAND USE PLAN





OCTOBER 2024

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FOREWORD

The village land use plan developed for Kaleso Group Village under the guidance of community members. The plan reflects the aspirations and development vision of the local community. This plan, created through a participatory process, adheres to the guidelines set by the physical planning Act (2016), emphasizing community engagement in defining planning areas and articulating their development desires. It serves as a spatial blueprint to promote sustainable land use and resource management in Group Village Headman Kaleso within Traditional Authority Mbenje, situated in Nsanje District. This initiative, a crucial component of the Shire Valley Transformation Project, aims to identify and allocate land for irrigation and other ventures in Nsanje District.

Expanding further upon the topography of Group Village Kaleso, it is characterized by predominantly flat terrain, with elevated areas in the western side of the village. Scattered tree species can be found in homesteads, along river banks, and within agricultural plots. However, the vulnerability to flooding owing to the presence of Shire River and its tributaries poses challenges affecting both residential areas and farmland. This calls for strategic planning and mitigation efforts to safeguard the community's well-being and livelihoods in the face of such environmental risks.

In a thorough socio-economic evaluation of Group Village Kaleso, significant deficiencies in essential services and infrastructure have been identified, with a glaring absence of a reliable public health facility standing out as a pressing concern. Addressing these deficiencies is vital for the overall development and welfare of the community, necessitating strategic interventions and resource allocation to uplift the living standards and quality of life in the area.

Taking into account the community's invaluable input obtained through interactions with the Customary Land Committee and Village Development Committee, the land use plan outlines key land utilization categories, with a prominent focus on agriculture, settlements, forestry, and disaster management, where agriculture plays a central and pivotal role. The incorporation of specific measures to enhance these aspects reflects a commitment to advancing the community's interests and aligning development goals with the residents' aspirations and needs, thereby fostering sustainable growth and prosperity.

Key to the successful implementation of the plan is the collaboration and cooperation of multiple stakeholders, overseen by the Nsanje District Council. The pivotal role of the Customary Land Committee in ensuring strict adherence to the plan's provisions underscores the critical need for harmonized efforts and synergies among all stakeholders, ranging from national to local levels, to realize the envisioned outcomes and lasting positive impacts on the community.

ACKNOWLEDGEMENTS

The Department of Physical Planning is deeply grateful for the immense technical and logistical assistance provided by the entire Ministry of Lands, Housing, and Urban Development throughout the meticulous preparation process of this comprehensive plan. A pivotal acknowledgment is extended to the Shire Valley Transformation Project for their unwavering financial and logistical support, which significantly bolstered the planning team's endeavors. Additionally, a noteworthy commendation is due to the Nsanje District Council for their diligent efforts in facilitating seamless connections between the planning team and the diverse communities while also deploying technical personnel to collaborate effectively with the physical planning team.

Moreover, the planning team acknowledges a profound debt of gratitude to the myriad stakeholders at the grassroots level for their invaluable contributions and collaborative spirit during the formulation of this crucial plan. Notably, a special expression of gratitude is directed towards Group Village Head Kaleso, the Village Development Committee, the Customary Land Committee, and the entire Kaleso Community for their proactive engagement and support. It is worth mentioning that prior to the official endorsement of the Kaleso Village Land Use Plan by the Nsanje District Council, thoughtful inputs from DEC and Council were thoughtfully incorporated into the overarching plan.

Looking ahead, the planning team harbors sincere hopes and steadfast beliefs that the esteemed community in Group Village Kaleso will continue to extend its unwavering support and cooperation throughout the forthcoming phases of plan implementation, monitoring, and evaluation. Furthermore, it is imperative to underscore the exceptional dedication and contributions of every member of the Planning Team, both in the field and at the office, for the diverse and crucial roles they conscientiously fulfilled at each juncture of the comprehensive plan's preparation.

ACRONYMS

ADC	Area Development Committee
CBO	Community Based Organization
ADMARC	Agricultural Development and Marketing Corporation
CLA	Customary Land Act
CLC	Customary Land Committee
DEC	District Executive Committee
ECDC	Early Childhood Development Centre
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

1. 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).

1.2 Planning Goal and Objectives

The main goal of Kaleso Group 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.
- 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

1.3 Planning Principles and Approach

The Planning methodology used in the planning of the village is participatory approach. This is so because participatory land use planning provides an opportunity for local land

users to play a central role in decision-making processes concerning the land and resources upon which they depend.

Basically, the planning process involved preparation, discussion and adoption of data collection guide and sensitization of concerned Traditional Authorities and Group Village Heads. Socio-economic information was collected through structured questionnaires, 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 settlements, forestry, cemetery and farming area. All the activities were done with the guidance of community representatives.

1.4 Legal and Policy Framework

The Physical Planning Act 2016 is the principal legal instrument governing physical planning in Malawi. 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 social and economic development. This is in line with one of the prime objectives of the National Land Policy (NLP) of extending land use planning and development controls to all types of land, in effect, making the whole country a planning area. The NLP 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 Kaleso was prepared by the Department of Physical Planning in collaboration with Nsanje District Council under powers conferred on the Commissioner for Physical Planning under the aforementioned 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 Kaleso Group Land Use Plan was participatory planning approach.

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 are established at group village level, whose secretary is the land clerk, form part of the planning team

Section 6 (2) of the CLA provides that in the management of customary land, a customary land committee shall have the responsibility to plan for sustainable development within the area. In addition, Section 8 (3) (d) of the CLA stipulate 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 noteworthy that the term 'village' in both the PPA and CLA should be understood to be group village and this serves as the lowest planning unit. The Kaleso Group Village Land Use Plan was prepared within the spatial framework of the Nsanje District Physical Development Plan. Other laws which are critical for the preparation and implementation of the Kaleso Group Land Use Plan include the following: The Land (Amendment) Act, 2016, the Land Survey Act, 2016, the Forestry (Amendment) Act, 2016, the Local Government (Amendment) Act, 2016 and the Environmental Management Act 2017.

Additionally, the Draft 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 easier where this basic right is respected 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 stipulate that planning and implementation processes must ensure public participation at all times.

2. DESCRIPTION AND ANALYSIS OF PHYSICAL FEATURES

2.1 Introduction

2.2 Location

GVH kaleso is situated in TA Mbenje, nestled among the neighbouring areas of GVH Chithumba to the west and GVH Tambo to the North, Mnembe to the South and it also shares an international boundary with Mocambique to the North East. This community comprises a cluster of 10 gazetted villages. These villages include Kaleso, Chambachauka, Nyale, Brighton, Gamba, Alufandika, Mission, Mitoni, Samuel, and Nyasalandi - each contributing to the vibrant tapestry of this community. GVH Kaleso hobours one of the villages from Makhanga called Kaloga. This GVH kalonga was relocated due to the cyclone disater that had struck her their village when they were in makhanga. The group village Kaleso covers about 2666.88651 ha of land.

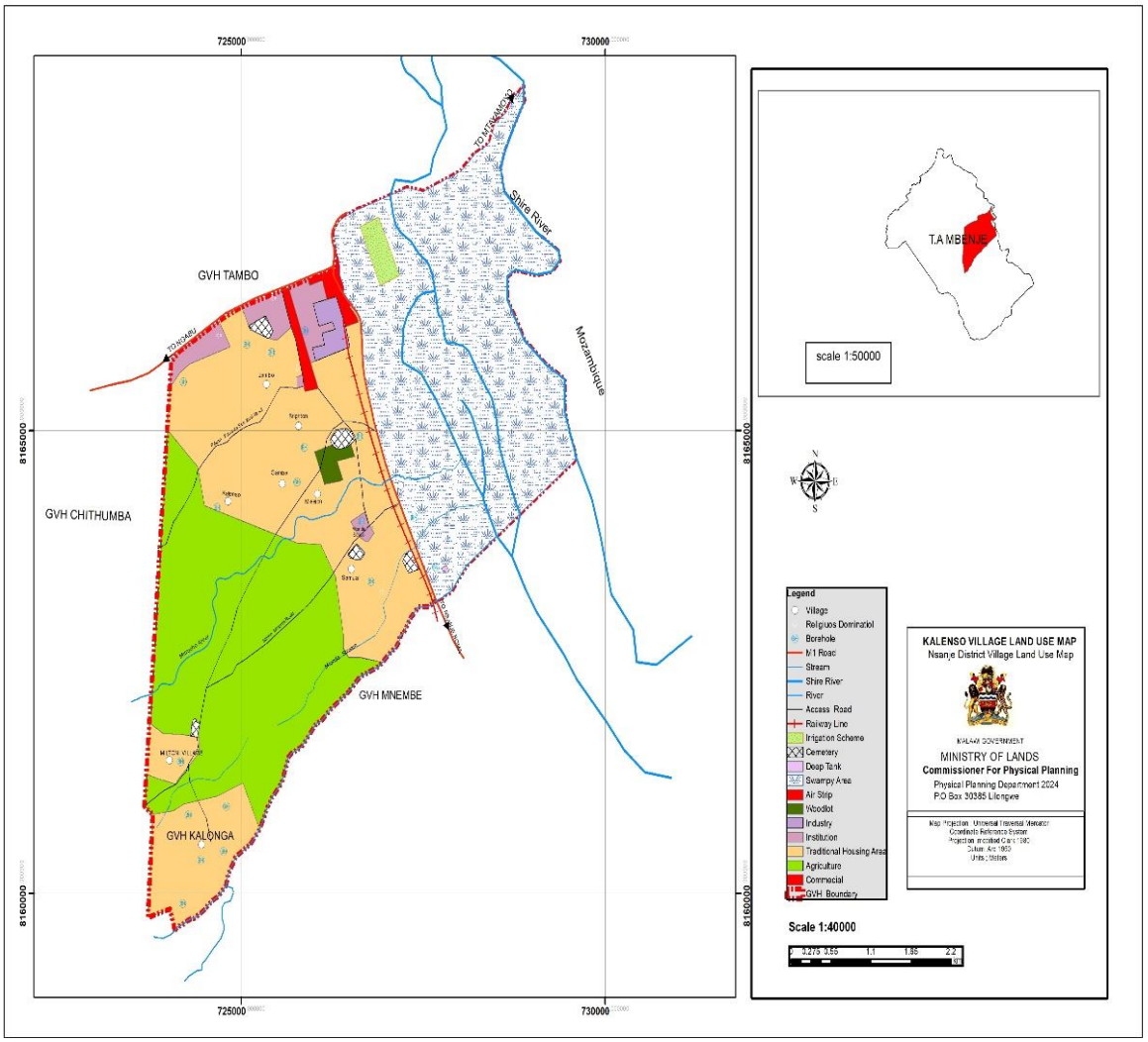


Figure 1: Location of GVH Kaleso in T/A Mbenje (Department of Physical Planning, 2024)

2.3 General Landscape

Group Village Kaleso area is generally flat with a slightly raised ground on the western part of the village. It is dominated by agricultural and settlement land. Settlements are located to the southern and central part of the village. The area has 3 man-made woodlots and 1 natural forest. The agricultural land lies on a stretch from west to east side of the village surrounded by the settlements from the north and southern part.

2.4 Soils

The area is dominated by Fluvisols that are characterized by elements such as being very deep, in terms of permeability it ranges from poorly to well drained, color is dark brown. On the other hand, areas close to the shire river are mostly characterized by silted sandy soil in most parts of the district due to recurrent floods.

2.5 Forestry, Conservation, Vegetation and Wildlife

The community takes pride in its three man-made Village Forest Areas (VFAs), each serving a unique purpose: one stands as a natural sanctuary while the other two are planted, showcasing the community's dedication to environmental stewardship. The responsibility of managing these invaluable resources falls upon the Village Natural Resource Management Committee (VNRMCs), a dedicated group of individuals entrusted with ensuring the sustainability and well-being of the VFAs.

In their role, the VNRMCs engage in a variety of essential activities, with a focus on enhancing the VFAs' ecological integrity and promoting community safety. These activities include but are not limited to the preparation of firebreaks- a crucial measure to protect the VFAs from continuous potential fire outbreaks. The community benefits a lot from these forests because it is a source of firewood. In addition to that the vegetation protects the area from soil erosions and the trees act as a wind shield to the houses that settlements that are in proximity to the forest. The common wildlife found in these VFAs are snakes and birds. The total area for forest is 13.174552Ha.

2.6 Incidence of Disasters

In the community, floods, strong winds, and dry spells pose significant threats as common disasters that frequently occur. Flooding in the area is mainly caused by overflowing of Shire River. To combat these challenges, the communities have implemented proactive early warning mechanisms overseen by their village Disaster Risk Management Committees (VDRMCs). These committees conduct extensive door-to-door sensitization campaigns to ensure all residents are well-prepared and informed in the event of an impending disaster.

In times of crisis, Humanitarian Staging Area (HAS) at Bangula serves as the designated evacuation center, providing a safe haven for those affected by the aforementioned disasters. Established by the World Food Program, the center operates as a hub for humanitarian activities for the affected people. The strategic location and preparedness of Bangula make it an essential resource for the community during times of distress. Additionally, the community of GVH Kaleso has actively participated in relocation initiatives to safer upper lands as part of the area's comprehensive disaster preparedness program. This relocation program aims to reduce vulnerability and enhance resilience against the various calamities that can potentially impact the community. Kaleso is one of the GVH due to its proximity with the fragile side of Shire River. Government through Department of Disaster Management Affairs relocated some of the displaced people to Kaleso village from Makhanga for safety. The water lodged area covered covers an area of 901.1403 ha

3. EXISTING SOCIO-ECONOMIC SITUATION

3.1 Introduction

This section gives an overview of the existing social, economic and infrastructure services available in villages under Group Village Headman Kaleso.

3.2 Population

Group Village Kaleso has a total approximate population of 19 099 people of which 7086 are males, 12017 females out of this population 8880 are children below the age of 17. The population is expected to rise in the next ten years due to natural increase and immigration. Being at the center of Bangula Secondary City the population of kaleso is expected to grow. Based on the population growth rate of 2.1% for Nsanje District, the estimated population in the next 10 years will be 23 027 persons and the estimated number of households will rise from 3887 to 4686. The increase in number of households by 799 will create pressure on land, water, forest and forestry products as well as community facilities and utilities. The current average land holding size of **0.0685** per household shows that families have inadequate land holding size to support their livelihood considering that the standard land holding size is 2 ha per household. Table 1 shows the population summary of GVH Kaleso.

Table 1: Population of Kaleso by age group

Population	Age Group							
	0-5		6-17		18-59		60-	
Gender	Male	Female	Male	Female	Male	Female	Male	Female
	1651	2695	1832	2702	3057	5489	797	874
Sub-total	4346		4534		8546		1671	

Source: Department Physical Planning (2024)

3.3 Land Availability

GVH Kaleso has a total land area of 2666. 886503 ha. This land has been distributed among different land uses as summarized in the table below:

Table 2 : Summary of Existing Land Uses in GVH Kaleso

Item	Land Use	Existing(Ha)
1	Water lodged area	901.1403
2	Woodlot	13.174552
3	Air strip	14.413349
4	Industry	20.00741
5	Cemetery	18.054448
6	Institutional	70.36099
7	Commercial	13.84462
8	Irrigation Scheme	19.43
9	Traditional housing area	881.2498
10	Agriculture	714.737244
11	Deep Tank	0.47379
TOTAL		2666.886503

Source: Department Physical Planning (2024)

3.4 Economic Activities and Sources of Livelihood

The post-disaster effects have greatly impacted the available land for both farming and settlement, resulting in significant erosion.

As agriculture continues to be the primary source of livelihood for the community, farming activities persist year-round. A closer look at the community's seasonal calendar,

as illustrated below, highlights the heavy reliance on agriculture as the main economic driver, featuring a variety of crops cultivated throughout different periods. Regarding off-farm activities, it is notable that they also depend on small business and pay per task work

Mobile markets are the most preferred option by the community since there are no specific designated spots available. Despite this challenge, Bangula is the nearest market, serving as a reliable hub for local commerce.

Table 3: Summary of commercial activities GVH Kaleso

Item No.	Commercial Activities	Total Number
1	Shops	32
2	Maize mills	6
3	Bakeries	1
4	Shoe repairing	1
5	Bicycle repairing	4
6	Bars	3

Source: Department Physical Planning (2024)

3.5 Community Services

There are a number notable Christian churches and a mosque in the area. These are: Land mark, CCAP, Salvation Army, Catholic, Assemblies of God, Partners in Harvest, Seed of Life, Disciples Church, Nazareth Church, Seventh Day Adventist Church and a Mosque. There are 5 cemeteries in the area. The total land area for cemeteries is 18.05 ha. Currently, Kaleso has a population of 19 099. According to British standards, 1 ha provides 1550 burial spaces. The available cemetery land can serve the population of 27995.55 people. This means Kaleso has more than adequate burial spaces for the current population of 19 099. In 10 years's time, the population is projected to rise to 23 027 persons and the growing population will need 7.8 ha. This suggest that the land will be adequate enough to carter for the growing population. However, the cemetery in Jambo village which is close to M1 Roads in proximity to Mlonda River within the radius of 250m. Based on this information it is advisable that this cemetery be relocated to another suitable space which the community members will agree

GVH Kaleso has a 6 CBCCs that are conducted at any available place temporarily because they do not have infrastructure to support the same. Currently, there is no adult literacy services ever since instructors withdrew from the community due to lack of funding from their previous donors. In addition, the area has a police post called Chilomo and 5 community football grounds but they are not in good condition.

3.6 Existing Infrastructure

3.6.1 Housing and Settlements

In GVH Kaleso, settlements are scattered on the central and southern part of the village. Generally, settlements are clustered, but houses are not developed in an orderly manner. Most of the houses are semi-permanent. However, there are also permanent and temporary houses. The total settlement land is 881.2498 ha. Currently, Kaleso has 3887 households. Based on the average size of land of 0.045 ha occupied per household, 174.915 ha has already been occupied by 3887 households. This means currently, there is adequate land for settlement.

Based on the population growth rate of 2.1%, the estimated population in the next 10 years will be 23 027 and number of households will rise up to 4686 which will need to occupy the estimated area of about 210.87 ha. This means settlement land will still be adequate.

3.6.2 Health

Bangula does not have a public health facility. It has a private clinic and Kalemba mission community hospital. In-terms of maternal health and HIV AIDS, community members get free services from this community hospital. For treatment of all other aliments they seek the health services from Phokera Health Centre otherwise they have to pay at Kalemba.

3.6.3 Education

Group Village Kaleso area has its own primary school. This primary school is called Mlonda. It mainly accommodates learners from Mnembe, and Kaleso GVHs Below is the table with student-teacher ratio and other related information.

Table 4: Teacher-Pupil Ratio

Item No.	No. of Teachers	No of Students	Pupil-teacher Ratio	Number of Classrooms
1	22	1908	86	10

Source: Department Physical Planning 2024

The table above shows that every teacher has 86 pupils. Each teacher has an overage of 26 pupils per class. This indicates that there are inadequate teachers at the school based on the education standards which recommends 60 students per teacher. There is under provision of 10 teachers at the school. However, in 10 years' time the problem will worsen due to population growth. For instance, the projected population of pupils in 10 years' time will be 2300 Based on the aforementioned education standard, they will be a deficit of 17 teachers in ten years' time.

The school has 10 class rooms can accommodate 600 pupils at once leaving 1308 pupils with no classrooms. The analysis of this current situation shows that there is a shortfall of 22 classrooms to accommodate all the students. The remaining pupils learn under the trees around the school. The number of learners at the institution is projected to rise up to 2300 in ten years. This is expected to worsen the pressure on the classroom space for learners. This growth will necessitate the need for extra 7 classrooms in additional to the current deficit of 22 classrooms. Additionally, the school has inadequate learning materials as well as inadequate teacher's houses.

Student's access secondary school education at Bangula and Kalambo Secondary School which are both located to the western side of Chithumba GVH. Additionally, there is no any tertiary education services in the village resulting into lack of labour skills among most active population.

3.6.4 Utilities

3.6.4.1 Water



Figure 2: One of the Boreholes in GVH Kaleso (Physical Planning Department, 2024)

In GVH Kaleso, the source of portable water are boreholes and piped water. The whole group village area has 39 boreholes, out of these, 34 boreholes are functional and 5 are not functional. Kaleso has a population of 19 099. Based on a standard of 1 borehole per 250 people, 34 functional boreholes are inadequate for current population. There is under provision of 42 boreholes. However, a proportion of the population, relies on tapped water supplied by Southern Regional Water Board. In a decade, the population is expected to hover around 23 027 people this will even worsen the demand for more boreholes. Based on the aforementioned standard, they will be a deficit of 59 Boreholes during the planning period.

There are no boreholes within a range of 250 meters from the edge of the cemeteries. According to standards, boreholes are supposed to be 250 meters away from cemeteries. This means all the boreholes in Kaleso GVH were properly located.

3.6.4.2 Energy

Majority of the population use firewood and charcoal for cooking. However, some parts of Kaleso village are connected to the power grid by ESCOM. This has necessitated

the rise of some minor industries like welding, barbershops and phone repair services. Those that are not connected to ESCOM grid still use other sources of energy like solar power.

Other areas are not connected to electricity. The communities use alternative power sources such as solar for barber shops, phone charging, and lighting. In addition, they use cell powered torches as well as cellular phones for lighting.

3.6.5 Means of Transport

In addition to the M1 road, GVH Kaleso is connected to three other major roads that go through surrounding villages and beyond. These are Mlonda to Milton Road, Prison to Bangula Secondary, and M1 to Bangula Police. Furthermore, connections are provided by feeder roads and trains that veer off of the main roads into and out of the GVH. Homesteads are connected to different land uses, like gardens, cemeteries, and churches, by those who build relationships within the community. Both main and access roads are narrow and impassable during the rainy season due to a lack of bridges, culverts, and proper drainage.

The primary modes of transportation in the area are bicycles and motorcycles, which serve the general public, as well as a few vehicles that are mostly private or used in emergencies such as sickness or funerals. Along the M1, there are a large number of vehicles that distribute traffic to and from Bangula. Walking is the primary mode of transportation in the area, and only rarely used for trips outside of the village.

3.7 Agriculture

Agriculture is the primary economic activity in Group Village Kaleso. The main food crops grown are sorghum, maize, sweet potatoes, and vegetables. Cotton and sweet potatoes are the major cash crops. This is done under rainfed agriculture. However, the inconsistency of the rainfall pattern has a significant impact on rainfed agriculture. The area is frequently drought-stricken. However, GVH Kaleso is prone to flooding from the Shire River, which affects the agricultural fields. In order to reduce food scarcity, the communities formed a corporation that established an irrigation scheme. This irrigation scheme is known as the Mwaiwathu Scheme.

A number of livestock are kept in the area. These include cattle, goats, pigs, sheep, and poultry. Livestock graze along the Shire River and in other open areas throughout the village. During the rainy season, drinking water for livestock can be obtained from boreholes, stagnant water in the homestead, the Shire River, and streams. However, farming is hampered by pests, diseases, and theft. The total agricultural land area is 740.185164 hectares. The average household in the area owns 0.1904 hectares of land. Based on the standard landholding size of 2 ha per household, this indicates that there is currently insufficient agricultural land in GVH Kaleso. In the next ten years, there will be an increase of 799 households, totaling 4686 Households. This means that the problem of insufficient agricultural land will only worsen.

4. KEY ISSUES

4.1 Introduction

This section gives a summary of issues and challenges identified after analyzing the socio-economic situation of Group Village Kaleso. It also assesses factors that determines the allocation of land for various uses as recommended in Section 5.

4.2 Summary of Issues

The community of Kaleso in Traditional Authority Ngabu is facing several challenges in different aspects of life. Table 5 below is a summary of sectoral challenges as identified in the analyses.

Table 5: Summary of Challenges in GVH Kaleso

Item No	Focus Area	Challenges
1	Population	• High population
2	Sources livelihoods	• Agriculture is hampered by floods and excessive droughts or both • Lack of livestock market • Lack of employment opportunities • Inadequate farming land
3	Community Services	• Lack of infrastructure for CBCC • Lack of infrastructure for adult learning
4	Housing and settlement	• Haphazardly development • Flooding in the settlement area
5	Health	• Lack of public health services other than the mobile under- five clinic
6	Education	• Inadequate classrooms • Inadequate teachers • Inadequate learning materials • Inadequate staff houses

		• Lack of tertiary education service
7	Water	• Inadequate boreholes to support the growing population.
8	Energy	• Few households are connected to ESCOM grid • High dependency on firewood and charcoal for cooking.
9	Roads	• Access roads are narrow and impassable during rainy season. • Lack of bridges and culverts on roads
10	Agriculture	• Lack of reliable equipment's to irrigate agricultural fields • Inadequate farm land • Pests and diseases • Theft
11	Incidence of Disasters	• Floods • Drought • Pressure on land resource due to coming in of flood victims from Makhanga

Source: Department of Physical Planning 2024

4.3 Community Aspirations

The participatory approach to plan preparation required that the community of Group Village Headman Kaleso be consulted in order to provide their aspirations for how land should be planned and developed. Consultations were conducted and outlined. The following is a list of what this community hopes to have within the next ten years. The community aspirations of the people of Group Village Kaleso, as listed below, are diverse and presented in no particular order of priority.

- Additional learning blocks at Mlonda primary school
- Additional teacher's houses at Mlonda
- Secondary school

- Health facility
- Irrigation farming
- Established Market
- Upgrading of roads and their network
- Additional boreholes
- CBO infrastructure
- Provide business loans.
- Additional school at Milton



Figure 3: A picture showing member of a Physical planning team and Kaleso CLC Members (Physical Planning Department, 2024)

Assessment of the existing situation at Kaleso shows that there is indeed a deficit of various socio-economic services and facilities and addressing the community's aspirations will reduce or eliminate these gaps.

5. PROPOSED PARTICIPATORY LAND USE PLAN

5.1 Introduction

Kaleso Village Land Use Plan reflects how the community want their area to be developed. The role of physical planning team was to bring together the aspirations of the people, synthesize them and plan according to the existing standards of the services and facilities as demanded. As an impact area of the Shire Valley Transformation Project, the area needs to have a plan to ensure that land is efficiently and effectively utilized.

5.2 Land Use Determinants

Several factors have been considered in determining the land use plan. These factors are listed below:

- Land availability in GVH Kaleso
- Type of soils found in the GVH Kaleso
- Population in GVH Kaleso
- Water availability in GVH Kaleso
- Terrain, rivers and streams in GVH Kaleso
- Incidences of disasters i.e. floods, droughts in GHV Kaleso

The plan also gives regard to the following:

- Recommendations from the Bangula Secondary City Urban Structure Plan

Details of the plan including recommendations on allocation of land for various uses is outlined in the subsequent sections below. In addition, Table 5 contains a summary of existing and proposed land uses in Kaleso. Figure 4 contains the proposed land uses in the area of Group Village Kaleso.

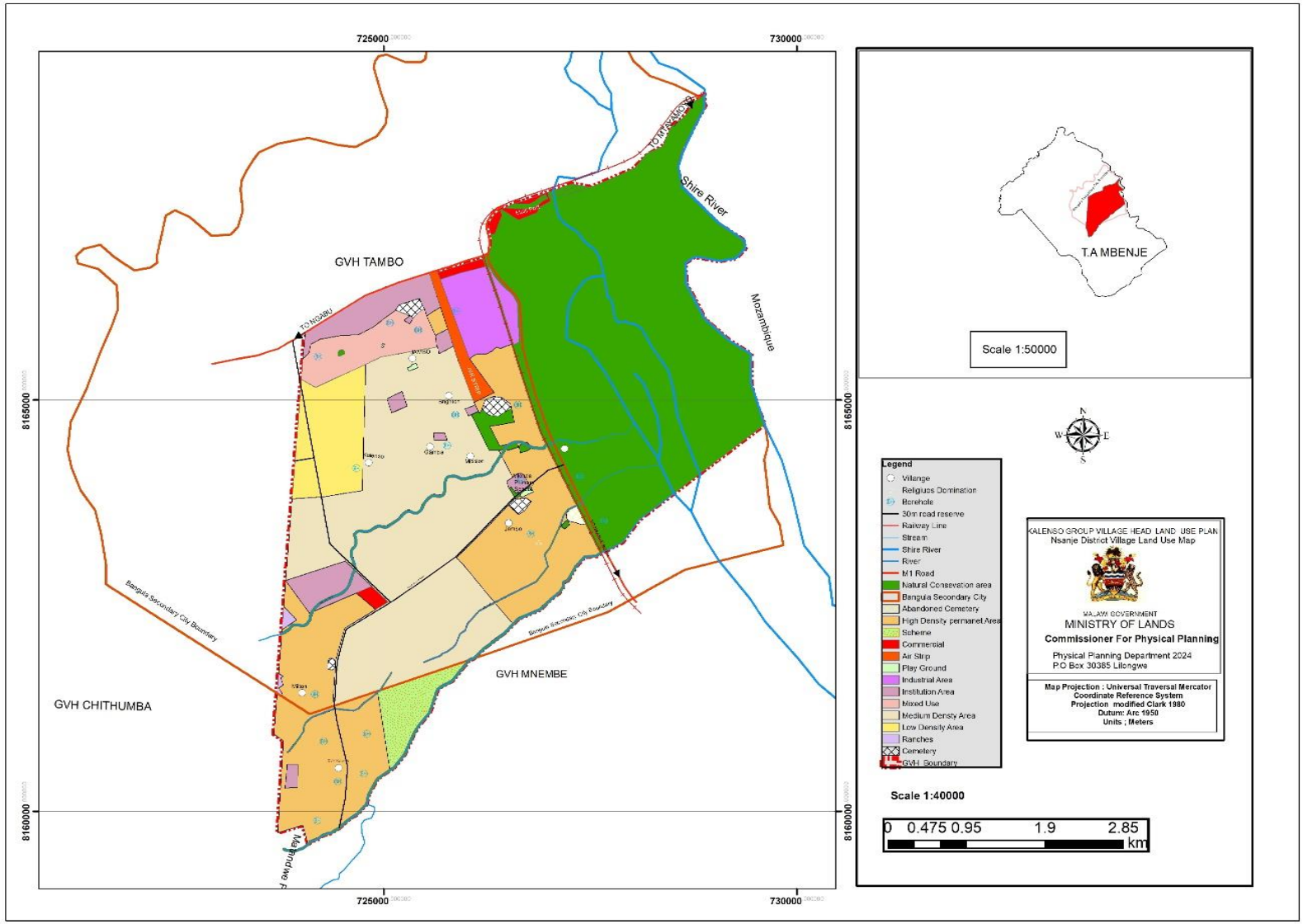


Figure 4: Proposed Land Uses in Kaleso (Department of Physical Planning, 2024)

5.3 Agriculture

Kaleso is predominantly an agricultural community and according to the existing land uses herein assessed, but the area suffers from drought almost every year. The total land area for agriculture is 714.7 ha. Based on the analysis the area has an average household land holding size of about 0.1074 of hectare. This means that currently, there is inadequate agricultural. A situation that is worsening due to population growth and allocation agricultural land to various uses such as institutional.

The therefore reserve 740.185164 ha of land for agriculture use. This is an adoption of a proposal by the Secondary City USP to maintain existing main ranches and irrigation schemes within the USP area. Other irrigation schemes like Tiyanjane irrigation scheme will be refurbished along the Shire River to ensure maximum crop production. This plan also adopts the proposal by the USP to promote the agro-processing industries that will add value to the farm produce.

The plan also recommends that the Shire Valley Transformation Project should assist the community to have formal and established markets for farm produce so that farmers may realize profits that correspond to their investments.

5.4 Housing and Settlements

Based on the analysis, the area has sufficient land for housing. Meanwhile, the plan has adopted the proposal from the Bangula USP to provide housing for all different groups of people in order to accommodate everyone regardless of their income. The plan therefore, set aside a total of 710.292 ha for settlement. Additionally, there is a need to optimize the use of available land within the settlement area by among others, encouraging nucleated and well-planned settlements. This plan further recommends that the community of group village Kaleso to strive to build their dwelling houses and other structures with permanent building materials to offset the negative effects of seasonal flooding. Therefore, the plan adopts the proposal from the Bangula USP to upgrade the slum and other traditional housing areas.

5.5 Community Services

The community has 5 football grounds which are not in good condition. The plan adopts the proposal to construct a stadium that will be used to host the activities within the Bangula City in Which GVH Kaleso is part of it. Further to that, land for the religious institutions has been set aside to allow future establishment of the religious facilities. The plan also proposes for construction of CBCC and Adult learning centres within institutional land. This includes a CBCC at Kaloga for the displaced community that came from Makhanga due to flooding. In response to the problem of lack of established market, the plan adopts the provisions from the Bangula USP for a local market centre near the proposed general hospital and at the southern part of the proposed boundary to carter for residents and institutions in the area.

Based on the analysis of the existing situation, GVH Kaleso cemetery land is adequate throughout the plan period. The Kaleso GVH land use Plan adopts the proposals from the Bangula USP to upgrade the Chiromo Police Post to a police station through the Malawi Police Service to improve the service delivery,

5.6 Social Services and Utilities

5.6.1 Primary Education

The plan proposes for a rehabilitation of Mlonda primary school. This includes: construction of 22 classrooms for the current population and a further 7 classrooms considering a learners population growth in ten years period. Additionally, the plan proposes for allocation of additional 10 teachers to match the current student population demand and a further 7 teachers to be posted to carter for the growing population in ten years' time. The plan also proposes for the continuous support from government and other stakeholders in provision of learning materials as a way of promoting basic education.

5.6.2 Access Road

The main access roads connecting the area are Mlonda to Milton, Alfandika to Police and Prison to Bangula Secondary. These roads, however, are undesignated. The roads are not wide enough to carry traffic on both sides' especially big vehicles. They are also poorly drained especially during rainy season and they have drifts that needs culverts and bridges especially the Mlonda to Milton Road. The plan therefore, adopts the

proposal from the Bangula USP to upgrade the following roads, M1 to Mitoni Village with a road reserve of 36 meters, the existing Iris to Bangula secondary school road to 18m road reserve. The plan adopts the proposal to maintain existing airstrip at the current location and rehabilitated to support different activities including the Lower Shire Valley Transformation Programme.

5.6.3 Energy

The GVH Kaleso is connected to electricity. This plan adopts recommendations from Bangula USP that ESCOM should extend power supply to north eastern, northwest and south eastern part of Bangula. This plan also recommends development of renewable energy systems such as solar in the proposed city to ensure sustainable use energy. This will assist in improving the small-scale businesses within the communities. In addition, the plan adopts proposal to the use of sustainable energy such as bio gas for cooking in the area to control illegal cutting down of trees and burning of charcoal.

5.6.4 Health and Potable Water

The plan adopts the proposals from the Bangula USP to reserve a total of 15 ha for the construction of a general Hospital and a total of 3 ha for the construction of a public health centre. If the plan is to be implemented accordingly. Kaleso will be within the catchment area of these two health facilities hence the health services will be accessible by Kaleso community.

Based on the analysis of the existing situation, the area has under provision of 42 boreholes and in the next 10 years the problem will even worsen. In 10 years', the population will rise to 23 027 and the community will have a deficit of 58 boreholes to the current number of 34 boreholes that are currently functioning. The plan therefore, proposes for the provision of 58 boreholes during the planning period. Furthermore, the plan is proposing for an under-5 clinic at the Kaloga area in a bid to reduce the distance travelled to access the same service at Kalambo community hospital for the relocated flood victims.

5.7 Management of Population Growth

The population of Kaleso keeps on growing and this increases the pressure on resources such as land. To make sure that meaningful developments take shape in this area, households will be encouraged to manage their family sizes in order to avoid pressure on settlement land. Therefore, the plan recommends that health committees should intensify civic education on family planning

5.8 Incidence of Disasters

This plan adopts the proposals of the Bangula USP to develop an evacuation center/safe heaven to provide a safe place for residents to evacuate to during disasters. The plan has reserved land of 1.17 ha for this purpose. The plan also proposes relocation of residential areas from flood prone areas. GVH Kaloga has been relocated to Kaleso from Makhanga due to flooding for fear of the recurrence of the same. Additional housing land has been reserved in this Bangula USP plan to carter for relocated residents and future housing demand. The plan adopts the proposal from the USP for dredging of Mlonda River. Further to that the plan adopts the proposal from the USP in ensuring that disaster risk management should be mainstreamed in development of all detailed layout plans and socio-economic developments for a resilient and safe secondary city

5.9 Forestry and Conservation

The agricultural land which provided trees for firewood will be under intensive farming and part of it has been allocated to various land uses. Therefore, existing woodlots should be maintained, and more woodlots should be planted around homesteads to ensure steady and reliable supply of firewood for energy and to shield the houses from strong winds. Further to this, communities should be assisted to adopt other sources of energy in order to conserve the environment. Trees should be planted in all water-lodged and flood prone areas. This helps in reducing the speed of runoff water during flooding period.

Table 6: Existing and Proposed Land Uses in GVH Kaleso

Item	Use	Existing	Propose	Increase	Decrease
1	Natural Vegetation/ Conservation		1027.01	1027.01	
2	Swampy Area	901.1403			901.1403
3	High Density		501.75372	501.753724	
4	Woodlot	13.174552	14.119387	0.945	
5	Low Density		87.9182	87.9182	
6	Medium Density		665.3106	665.3106	
7	Airstrip	14.413349	23.874824	9.461532	
8	Industry	20.00740678	68.333419	48.326	
9	Cemetery	18.054448	14.961443		3.093005
10	Abandoned Cemetery		3.093005	3.093	
11	Ranches		6.01792	6.01792	
12	Institution	70.36099	110.04265	39.6816	
13	Commercial	13.84462	12.931935		0.912685
14	Irrigation Scheme	19.43	52.03	32.6	
15	Playground		1.668524	1.668524	
16	Multi-Port		5.976756	5.9768	
17	Mix Use		71.844087	71.8441	
18	Tradional House	881.2498			881.2498

19	Agriculture	714.737244			714.7372
20	Deep Tank	0.47379			0.47379
TOTAL		2666.8865	**2666.8865**	**2501.607**	**2501.607**

Source: Department of Physical Planning 2024

6. IMPLEMENTATION ARRANGEMENT

6.1 Risks and Sustainability

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

- Changes in the priorities by 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 structure to oversee plan implementation
- Lack of commitment of beneficiary communities to contribute towards plan implementation
- Change of community leadership within the community 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 reflects their aspirations. The presence of the village development committee and able 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 plan provisions.

6.2 Implementation Arrangement

Implementation of Kaleso Village Land Use Plan depends on commitment of various stakeholders that include the Nsanje District Council, the Area Development Committee, the Village Development Committee and various local and international funding agencies. Responsibilities of each stakeholder are outlined in the table below:

Table 7: Stakeholders and their Responsibilities

Item No.	Stakeholder	Responsibility
1	Kaleso GVH	• Contribute towards community projects e.g. construction materials and labour, etc. • Making available land for projects
2	Nsanje 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	• Establishing irrigation scheme • Capacity building for plan implementation structures • Setting up appropriate business model for farming cooperative • Identifying markets for agricultural products
4	District Executive Committee	• Technical support towards project implementation • Supervising of projects and plan implementation
5	Area Development Committee	• Prioritizing projects in the community • Ensuring that plan is implemented accordingly
6	Village Development Committee	• Prioritizing 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 2024

6.3 Monitoring and Evaluation

Monitoring of Kaleso Group Village Land Use Plan will be done biannually by the Nsanje District Council through the District Physical Planning office in conjunction with Monitoring and Evaluation Office and the Shire Valley Transformation Project office. The plan shall have a lifespan of 10 years; however, it will be reviewed once every 5 years. It is important that mechanisms developed for monitoring and evaluation of GVH Kaleso 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

7. CONCLUSION

The strategic development plan encompasses a comprehensive array of forward-thinking proposals aimed at bringing about a significant change in the community of Kaleso and its neighboring regions. Through the proper execution of these proposals, there is a promising prospect of promoting substantial growth within the broader area. Drawing inspiration from the blueprint put forth by the secondary city, Kaleso stands poised to reap a multitude of benefits in terms of infrastructural advancement and socio-economic development. Careful consideration has been given to the environmental vulnerabilities of the area, particularly in relation to the looming threat of floods, ensuring that these challenges are addressed effectively within the developmental framework.

Additionally, the participatory nature of the planning process is expected to engender a sense of collective ownership and enthusiasm among the communities, fostering a collaborative spirit that is integral to the plan's triumphant implementation. As stakeholders rally together to shape the future trajectory of Kaleso, there is a sense of optimism and determination that underpins the transformative potential of this inclusive and visionary development strategy.